

ABSTRACT

(R. Andrews, 9-76)

32-48 West Washington Street

Hagerstown

Washington County

erected circa 1881
remodeled circa 1915

Located near the center of Hagerstown's main business street, this massive building is a circa 1881 hotel structure which was extensively renovated in 1915. Erected as the Baldwin House, the hotel was built for a group of local investors, one of whom was William T. Hamilton (1820-1888) who was elected Governor of Maryland in 1880. In October, 1914, the building was damaged by fire and the hotel was closed. Renovations for the structure were designed by the Hagerstown architectural firm of Mack and Kountz.

Included among the renovations and refurbishing after the fire was building anew the east end of the structure for a department store, redecorating the Italianate influenced facade of the hotel to blend with the Beaux Arts facade of the new building, and converting the interior of the hotel for use as offices.

From the late nineteenth century through the mid 1950s, a theater was located in the west end of the building. The theater was known first as the Academy of Music, later as Nixon's Academy and the New Academy, and finally as the Academy Theater.

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME				
COMMON: 32-48 West Washington Street				
AND/OR HISTORIC: Arcade Building, Baldwin House, Academy Theater Building				
2. LOCATION				
STREET AND NUMBER: 32-48 West Washington Street				
CITY OR TOWN: Hagerstown				
STATE: Maryland			COUNTY: Washington	
3. CLASSIFICATION				
CATEGORY (Check One)		OWNERSHIP		STATUS
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
		Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered		ACCESSIBLE TO THE PUBLIC Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input type="checkbox"/> Government <input type="checkbox"/> Park <input type="checkbox"/> Transportation <input type="checkbox"/> Comments <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Private Residence <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Educational <input type="checkbox"/> Military <input type="checkbox"/> Religious _____ <input type="checkbox"/> Entertainment <input type="checkbox"/> Museum <input type="checkbox"/> Scientific _____				
4. OWNER OF PROPERTY				
OWNER'S NAME: Multiple owners, see Section No. 10.				
STREET AND NUMBER:				
CITY OR TOWN:			STATE:	
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC: Washington County Courthouse				
STREET AND NUMBER: 95 West Washington Street				
CITY OR TOWN: Hagerstown			STATE: Maryland	
Title Reference of Current Deed (Book & Pg. #): See Section No. 10.				
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY:				
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS:				
STREET AND NUMBER:				
CITY OR TOWN:			STATE:	

7. DESCRIPTION						
CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)		(Check One)			
	<input checked="" type="checkbox"/> Altered		<input type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE <p>Known as 32-48 West Washington Street, the building stands on the north side of the street, near the center of the block formed by Public Square to the east and Jonathan Street to the west, in Hagerstown, Washington County.</p> <p>The building consists of two structures which are closely related historically, architecturally, and physically and, therefore, should be treated as one unit. The largest and main portion is the western section, from about 38 through 48. This section is a four stories high circa 1881 brick hotel structure to which a high mansard roofed fifth story was added about 1915. The narrower or eastern portion, 32 through about 36, has a circa 1915 three stories high glazed white block facade which originally had a fourth story under a mansard roof but was later heightened to a full four stories plus a partial fifth story under a new mansard roof. Although the west or old hotel structure has one more floor than the east section, both structures were the same height before the addition of the top two stories on the east side.</p> <p>The main structure was erected about 1881 as the Baldwin House, a hotel, and was the full length along West Washington Street (south side) of the present two structures. The upper three stories of the principal facade (south side) had fourteen windows and was divided into three sections. The center or largest section had the windows and was flanked by pilastered end sections of two windows each. According to a sketch published in an 1887 booklet (<u>Hagerstown, Maryland Illustrated</u>, p. 5), the facade pilasters were flat, the three divisions were countersunk, and the facade was terminated by a bracketed cornice and a flat roof. The sketch also illustrates a series of large windows and double doors along the ground floor street facade.</p> <p>In October, 1914, the hotel building was extensively damaged by fire. In the following year or so the east end of the building (approximately the end four bays) was razed and replaced by the present white glazed block facaded commercial structure. The facade of the remaining section of the hotel was given new decorative detailing sympathetic to the new east end.</p> <p>The facade of the circa 1915 east structure has a new (circa 1974) store front on the ground floor. The second and third stories of the front are divided into three bays with huge windows between the piers. The second floor window openings have rectangular transoms and the third floor window openings have segmental arch transoms. The structure originally had a very high, four sided mansard roof with a flat top and a large gable roof wall dormer centered on the facade. This roof was replaced many years ago with a one and a half story addition raising the height of this section to five stories with a mansard roof with three dormers along the facade.</p>						

SEE INSTRUCTIONS

SEE CONTINUATION SHEET

MARYLAND HISTORICAL TRUST WORKSHEET

CONTINUATION SHEET

(R. Andrews, 9-76)

32-48 West Washington Street
Hagerstown
Washington County, Maryland

7. DESCRIPTION continued

On the facade of the remaining hotel structure, the pilasters were covered with glazed white blocks and the transoms or decorative panels above the second story windows were replaced with decorative panels executed in glazed white material matching the facing on the pilasters and the facade of the east structure. A high mansard roof dotted with roof dormers and covered with metal sheeting was built as a part of the 1915 rebuilding. The street level of the facade has two circa 1960s metal and glass fronts but originally had a series of store fronts with a large marquee theater entrance at the west end.

The two structures were also tied together by a large classical influenced cornice which has a plain frieze, dentils, and a band of acanthus-like decoration along the top. An architect's perspective of the remodeling project shows a low, closed balustrade above the cornice with bulbous urns on the end posts or pedestals. The cornice appears also to be executed in the same white glazed material as the other decorative elements of the facade.

The bricks are painted and are laid in Stretcher bond. The second and third story windows of the original center bay of the hotel have segmental arches. The fourth floor windows and those of the end bay between the pilasters have round arches. All the facade windows are of the double-hung, wooden sash type with one-over-one lights, the top sash corresponding to the arch.

The interior of the east structure was constructed for department store use with large, open rooms. The upper stories of the hotel interior are still arranged in hotel room fashion with some of the rooms adapted in the past (probably about 1915) for office suites. The halls of this section have marble wainscoting and large corinthian capitals. Most of the decorative detailing throughout this structure appears to date from circa 1881 period with early twentieth century detailing added to or modifying it. The woodwork in several of the rooms is grained in imitation of oak wood. A number of the rooms also appear to have early twentieth century wallpaper.

The northern or back section of the department store on the east end is an early twentieth century, reinforced concrete and brick manufacturing building which was tied into the present structure.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian ☐ 16th Century ☐ 18th Century ☒ 20th Century
☐ 15th Century ☐ 17th Century ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

erected circa 1881, remodeled circa 1915

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input checked="" type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input checked="" type="checkbox"/> Theater | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input checked="" type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

Located near the center of the main business block radiating out of Public Square, this massive structure is a significant historical and architectural artifact of downtown Hagerstown. The main portion of the building was erected about 1881 as a hotel, the Baldwin House, and was extensively damaged by fire on 28 October 1914. In the following year, the eastern end of the building apparently was demolished and rebuilt for use by a department store, Leiter Brothers. The remaining hotel building was renovated for offices and the street facade was refurbished to sympathize with the facade of the new structure on the east end.

The Baldwin House, named for C. Columbus Baldwin, was erected for a group of local investors: Baldwin, Edward W. Mealey, Dr. Joseph F. Smith, Donald C. Hammond, and William T. Hamilton. It was built during the industrial boom period of the late nineteenth century when Hagerstown was developing as an important railroad center. The hotel stands on the site of two earlier hostleries, the Washington House which was erected in 1856 and burned in 1879 and the Globe Tavern where George Washington is said to have stayed while visiting Hagerstown in 1792 (History of Washington County, I, pp. 91 and 399).

William T. Hamilton (1820-1888), one of the backers in building the hotel, was elected Governor of Maryland in 1880 for a term of four years. In the mid 1880s, he had the present Hamilton Hotel erected which stands at 90-98 West Washington Street (History of Washington County, I, p. 399). The Hamilton family retained interest in the Baldwin House and the Hamilton Hotel well into the twentieth century.

C. Columbus Baldwin was married to a daughter of James Dixon Roman who was president of the company which built the Washington House.

Architecturally, the building represents a combining of two different construction periods in Hagerstown. The main or oldest section is an early 1880s Italianate influenced hotel structure. To this was added in 1915 a large Beaux Arts influenced commercial structure replacing the eastern end of the original building. A 13 January 1915 newspaper article announcing that the hotel would be refurbished noted that the facade of the new structure would be designed to conform with that of the older section (Daily Mail). In actuality, the facade of the

SEE CONTINUATION SHEET

SEE INSTRUCTIONS

MARYLAND HISTORICAL TRUST WORKSHEET

CONTINUATION SHEET

(R. Andrews, 9-76)

32-48 West Washington Street

8. SIGNIFICANCE continued

remaining hotel building was altered to blend with the new, eastern facade. (See paragraph 6 of Section 7 for description of alterations.)

In one sense the building is an early example in Hagerstown of preservation through adaptive use. About two weeks after the Baldwin House was damaged by fire in 1914, the owners announced plans to erect a new hotel on the site utilizing the existing facade (Daily Mail, 14 November 1914). By the beginning of the next year, the plans had been changed. The eastern section of the building, about thirty-three (33) feet, was sold to a Hagerstown department store, Leiter Brothers, and was scheduled to be replaced by a new structure (Daily Mail, 13 January 1915). The remaining section of the hotel was adapted primarily for offices thus being saved from demolition.

The building is also associated with the theatrical history of Hagerstown. From the late nineteenth century through the mid twentieth century the western end of the structure contained a theater. The theater auditorium was in a large building attached to the back of the western section. Access to the auditorium was through a large lobby in the hotel which fronted on West Washington Street. The theater was apparently damaged by the fire in 1914 but was reopened on Monday, 27 March 1916 after extensive renovation.

A 1950 newspaper article reported that the theater was originally known as the Academy of Music, then Nixon's Academy, the New Academy, and finally the Academy Theater (Western Maryland Room files, Washington County Free Library). The theater began with live performances and closed with movies. The auditorium section was demolished about 1958 and the lobby was converted for a storeroom. Until torn down, this theater was one of three ornate theaters erected in Hagerstown about 1915. (Of the three, the Colonial Theater (1914), the Maryland Theater (1915), and the Academy Theater (1916), only the Maryland Theater remains intact.)

The building has been known by various names since it was renovated in 1915. Among these names are Arcade Building, as shown on the 1915 architect's perspective for the renovations, and Academy Theater Building. The western section is identified in recent deeds as the Industrial Building.

The 1915 renovations and refurbishing were designed by the Hagerstown architectural firm of Mack and Kountz which consisted of Frederick J. Mack and Charles E. Kountz.

The building is presently occupied by a department store, successor to the original firm, and a smaller retail business. The upper stories of the hotel are vacant. Restored or sympathetic facades on the street level would greatly enhance the visual impact of this historical structure.

Williams, Thomas J. C. The History of Washington County, Maryland, 2 vols.
Hagerstown, Maryland: John M. Runk and L. R. Titsworth, 1906.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Daily Mail, Hagerstown, Maryland (28 and 31 October 1914, 13 January 1915).
Inaugural Program, The New Academy, 27 March 1916.

Washington County Land Records, Courthouse, Hagerstown, Maryland.

Western Maryland Room files, Washington County Free Library, Hagerstown, Maryland.

Williams, Thomas J. C. Hagerstown, Maryland Illustrated. Hagerstown, Maryland: Mail Publishing Company, 1887.

10 GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

See below

~~Acres Justification:~~

No. 4 - Owner of Property and No. 5 - Title Reference (Cont.)

32-38 Routzahn and Sons, Inc.
c/o Allen R. Routzahn
34 West Washington Street
Hagerstown, Maryland 21740
Book 595-238 33' x 240'

40-48 Trau and Loeyner
J. V. No. 5 Partnership
c/o Leon Thorpe Realty Company
414 Frick Building
Pittsburgh, Pennsylvania 15219
Book 578, p. 433 83.5' x 240'

11. FORM PREPARED BY

NAME AND TITLE: Ronald L. Andrews, Historic Preservation Consultant (mbe)	
ORGANIZATION City of Hagerstown	DATE Sept. 8, 1976
STREET AND NUMBER: City Hall	
CITY OR TOWN: Hagerstown	STATE Maryland

12 State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National ☐ State ☐ Local ☐

Signature _____

SEE INSTRUCTIONS

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

REVIEW SHEET

WA-HAG-107

Historic Preservation Certification Application—Significance

Property: ROUTZANN BUILDING, 32-34 W. WASHINGTON STREET, HAGERSTOWN, MD. Project No.: _____

Historic District: HAGERSTOWN COMMERCIAL CORE

8-15-88 date initial application received by State _____ date(s) additional information requested by State

8-15-88 date complete information received by State _____

_____ date of this transmittal to NPS _____

Inspection of property by State staff? ☒ no ☐ yes date(s): _____

☒ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

_____ There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER

1

This property involves:

_____ Extensive loss of historic fabric

☒ ~~Substantial~~ alterations over time

_____ Preliminary determination of listing

_____ for district

_____ for individual property

_____ Significance less than 50 years old

_____ Obscured or covered elevation(s)

_____ Moved property

_____ State recommendation inconsistent with NR
documentation

_____ Recommendation different from the applicant's
request

NUMBER

2

Complete item(s) below as appropriate.

(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as LATE 19TH - EARLY 20TH

(2) The property ☒ contributes ☐ does not contribute to the historic significance of this registered historic district in:

☒ location ☒ design ☒ setting ☒ materials ☒ workmanship ☒ feeling ☐ association

_____ Property is mentioned in the NR or State or local district documentation in Section _____, page _____.

(3) For properties less than 50 years old:

_____ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.

_____ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing.

_____ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.

(4) For preliminary determinations:

A. The status of the nomination for the property/historic district:

_____ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.)

_____ Nomination was submitted to the NPS on _____.

_____ Nomination will be submitted to the State review board within twelve months.

_____ Nomination process likely will be completed within thirty months.

_____ Other, explain:

B. Evaluation of the property:

_____ Property is individually eligible and meets National Register Criteria for Evaluation

_____ Property is located within a potential registered district that meets National Register

Criteria for Evaluation: ☐ A ☐ B ☐ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and:

_____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.

_____ does not appear to contribute to the period(s) or area(s) of significance of the district.

NUMBER

3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

BUILT IN 1915 AS A RESULT OF A FIRE AT THE EASTERN MOST PORTION OF THE BALDWIN HOUSE HOTEL, THIS STRUCTURE REFLECTS THE BEAUX ARTS STYLE. THE MOST IMPORTANT EXISTING FEATURE IS THE FRONT FACADE WITH ITS GLAZED TERRA COTTA COLUMNS, CAPITALS AND PANELS. THE LARGE COMMERCIAL WINDOW OPENINGS REMAIN IN PLACE AND COMPRISE MUCH OF THE UPPER FLOOR FACADE. THE EXISTING STOREFRONT DATES FROM A 1973 ALTERATION. THE INTERIOR CONSISTS OF A CLEAR SPAN - FRONT TO REAR - WITH NO COLUMNS OR LOAD-BEARING PARTITIONS. A MEZZANINE LEVEL EXISTS WITHIN THE BACK HALF OF THE FIRST FLOOR AREA OVERLOOKING THE FRONT OF THE STORE. ORIGINAL INTERIOR ARCHITECTURAL FEATURES EITHER NO LONGER EXIST OR HAVE BEEN COVERED BY MODERN MATERIALS. THE BUILDING CONTAINS THREE ELEVATORS AND ONE MAIN STAIRCASE.

THE OFFICE IS OF THE OPINION THAT THE BUILDING IS SIGNIFICANT PRIMARILY FOR ITS FACADE FEATURES AND ITS PLACEMENT IN THE STREETSCAPE. HOWEVER, ANY ORIGINAL INTERIOR FEATURES REMAINING UNDER MODERN MATERIALS MAY ALSO CONTRIBUTE TO THIS BUILDING'S SIGNIFICANCE.

NUMBER

4

State Official Recommendation:

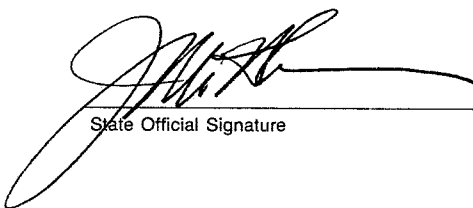
- This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.
- ☒ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- ☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- ☐ The property does not contribute to the significance of the above-named district.
- ☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- ☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- ☐ The property appears to contribute to the significance of a:
- ☐ potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- ☐ registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
- ☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.
- ☐ Insufficient documentation has been provided to evaluate the structure.

☐ Detailed NPS review recommended ☐ Precedent-setting case ☐ Forwarded without recommendation

Date

10/6/88

State Official Signature



☐ See attachments:

NPS Comments:

Date

NPS Reviewer

HISTORIC PRESERVATION CERTIFICATION APPLICATIONPART 1 - EVALUATION OF SIGNIFICANCE

WA-NAG-107

AUG 15 1988

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: ROUTZAHN BUILDINGAddress of property: 32-34 WEST WASHINGTON STREETCity HAGERSTOWN County WASHINGTON State MARYLAND Zip Code 21740Name of historic district: HAGERSTOWN COMMERCIAL CORE HISTORIC DISTRICT
☒ National Register district
 ☐ certified state or local district
 ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
☐ certification that the structure or building end, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name KEITH SEMLER Title PROJECT MANAGERStreet 136 SOUTH POTOMAC STREET City HAGERSTOWNState MARYLAND Zip 21740 Telephone Number (during day): 301-739-2206 - 301-739-1951

Owner:

Name BALDWIN HOUSE LIMITED PARTNERSHIPStreet 136 SOUTH POTOMAC STREET City HAGERSTOWNState MARYLAND Zip 21740 Telephone Number (during day): 301-739-1951

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature [Signature] Date August 4, 1988Social Security Number or Taxpayer Identification Number 217-56-0871

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

WA-HAG-107

ROUTZAHN BUILDING

Property Name

32-34 WEST WASHINGTON STREET

Property Address

STEPHEN B. SAGI, GEN. PART./217-56-0871

Owner Name/Social Security or Taxpayer ID Number

Project Number:

Description of physical appearance:

SEE ATTACHED

Date of Construction: 1915 Source of Date: WESTERN MD ROOM, WASH. CO. LIBRARY

Date(s) of Alteration(s): 1958, 1973

Has building been moved? ☐ yes ☒ no. If so, when?

6. Statement of significance:

SEE ATTACHED

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☒ yes ☐ no

#5 DESCRIPTION OF PHYSICAL APPEARANCE:

The four story plus mansard building is rectangular in shape measuring approximately 32' x 230'. housing approximately 26,000 square feet of interior space. The structure is directly associated with two adjacent buildings (warehouse building and Baldwin House), both physically and historically, and review of their respective "Part I" applications is recommended for total site evaluation of significance. Originally, the site housed the eastern most portion of the "Baldwin House" and served as a hotel and restaurant until extensively damaged by fire and demolished in 1914 as a result. The present building was constructed in 1915 to serve as a major department store. The primary facade reflects Beaux Arts influence with glazed terra cotta columns, capitals, and panels. The large commercial window openings remain in place and comprise much of the upper floor facade. The building is architecturally tied to the adjacent Baldwin House by the continuation of the detailed metal cornice between the third and fourth floor. The fifth floor mansard contains three equally spaced dormers and further replicates the Baldwin House architectural theme. The store front that exists is a 1973 period alteration that extends past the building to the west on the Baldwin House storefront facade. The east, north, and west exterior walls are of common unpainted brick laid in stretcher bond with basically evenly spaced steel windows at each floor level between brick pilaster. The interior is clear span front to rear with no columns or bearing partitions. A mezzanine area exists within the back half of the first floor area overlooking the front of the store. The interior at present is typical modern commercial with any original elements covered over from period modernization efforts to the walls, floors, ceilings etc. The building contains three elevators (two operational) and one main stairway throughout the center of the building.

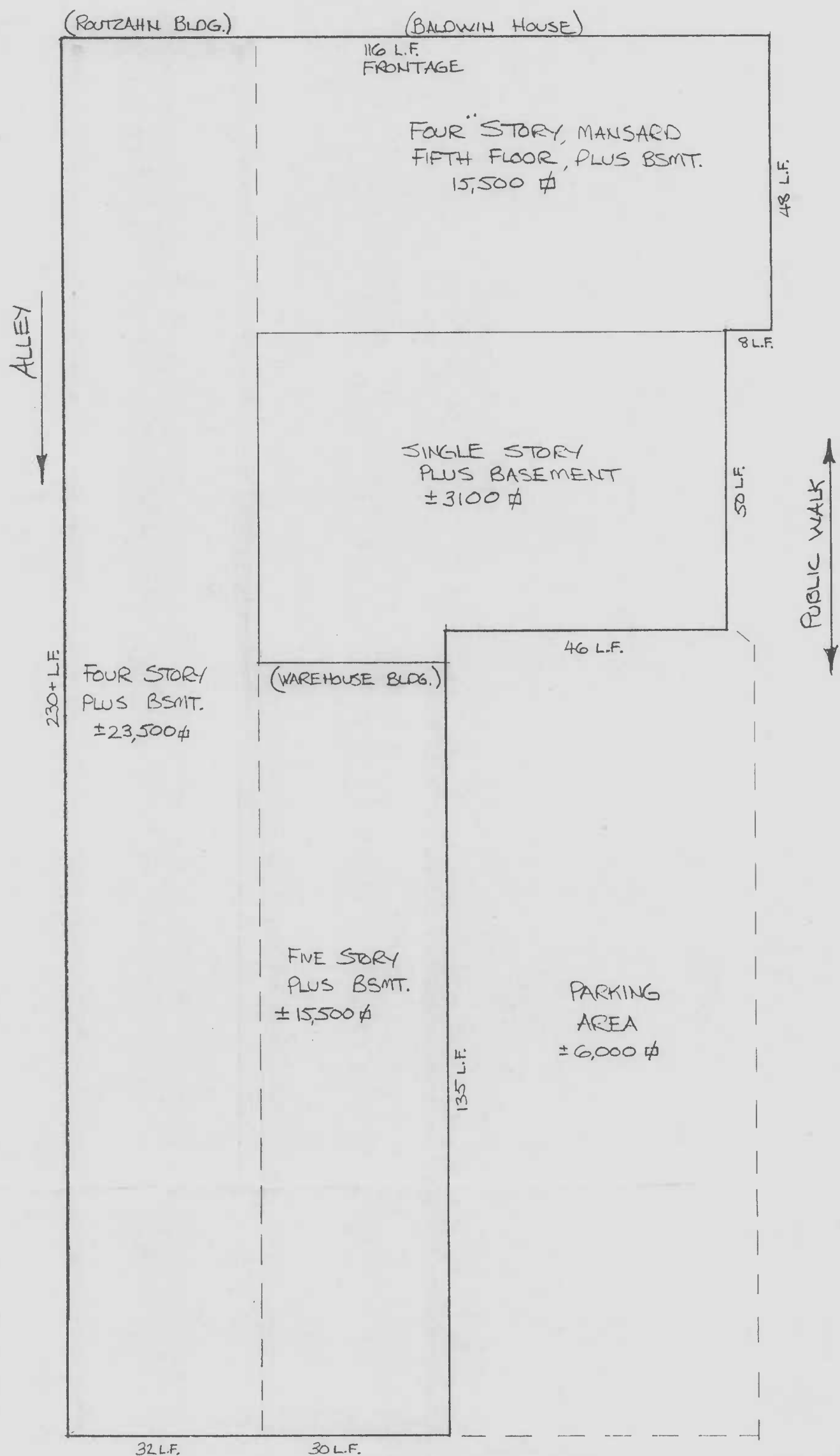
#6 STATEMENT OF SIGNIFICANCE:

Located within the center of Hagerstown's retail/commercial core, the Routzahn Building is a primary example of the areas architectural character obtained during the turn of the century growth years resulting from the emergence of Hagerstown as a railroad and transportation hub for the western tri-state area. The specific site also has historical ties to George Washington and John Brown when the Globe Tavern and Washington Hotel existed in its place. After the fire of 1914 destroyed the former east end of the Baldwin House, the large commercial structure was erected. The

STATEMENT OF SIGNIFICANCE CONTINUED:

building was designed for a single commercial/retail tenant, Leiter Brothers department store, who occupied the entire building including some of the adjacent two structures until 1973. In 1973, the street level facade as exists today was constructed to accommodate the new owner/tenant, Routzahns Department Store. The building has played a key role in the economic history of the area as well as being a major contributor to the architectural character of the district. High visibility and central location add to its importance as a significant structure within the area. The property was determined to be a contributing resource to the district with potential individual listing eligibility within the districts nomination inventory of structures.

W. WASHINGTON ST.



SCALE 1" = 20'

ASSUMES 80%
OF EXT. DIMENSION
AS SHOWN ABOVE

TOTAL SQ. FTG. EXCLUDING
ALL BASEMENT AREAS = 57,600
+ 6,000 SQ. FT. OPEN AREA

HERALD MAIL 137/27
CAP TELE CO 255/498
Prospect Realty Co 563/008
CIP TELEPHONE CO 249/247
HERALD MAIL 357/170
CIP TELEPHONE CO 249/247
WASH CO HISTORICAL SOCIETY 137/27
SAMUEL H. MURRY 357/487
OHAR T. LAYLOR, JR. 137/333
Eldon G. Hoachlander 729/705
Lewis A. Schnabel, Jr. 729/1032
Garland E. Groh Foundation Inc 607/559
NICODEMUS NATL BANK 338/20, 342/515

Hagerstown Development Corporation 676/171
Hagerstown Trust Co 751/479
Vincent R. Groh 736/1037
County Comm. of Washington Co 585/683
COURT HOUSE ANNEX
WASHINGTON COUNTY COURTHOUSE
HAGERSTOWN TRUST CO BLDG 204/67
506/164
506/167
FARMERS AND MERCHANTS BANK 195/651
AARON RUBEN (MAY GREENWALD) 187/543
COUNTY COMM IN WASHINGTON CO 585/278

William E. McKel 597/570
Richard 133 A. Davis Etal 744/018
Vincent Groh 723/907
Vincent Groh 741/60
JOHN NAROULOS 587/187
Carmelino O. Cicola 742/785
LIZZIE H. STAUFER
SCHMIDT ROHRER CO, INC 143/275
John M. Baer 744/904
Faith's Gospel Church 637/500
GILBERT W. HOSKINS 686/574
HOMER'S FOUNDATION 665/777
County of Washington 665/777

Levin E. Smith 444/100
William F. Par 690/32
George F. Stahler 587/187
Carmelino O. Cicola 742/785
LIZZIE H. STAUFER
SCHMIDT ROHRER CO, INC 143/275
John M. Baer 744/904
Faith's Gospel Church 637/500
GILBERT W. HOSKINS 686/574
HOMER'S FOUNDATION 665/777
County of Washington 665/777

Hagerstown Beauty Academy 431/659
Kenneth J. Mundy 696/617
Raphael E. Boward 653/502
Hazel B. McNamee 724/967
Horace C. McClelland 337/574
Mario Segretti, Etal 751/609
John H. Dean 756/243
Zanier E. Funk
Robert J. Hamby 606/591
Nancy J. Dunham 344/313
Joseph E. Young, III 447/604
Joseph E. Young, III 653/670
Joseph E. Young, Jr 603/338
Kenneth J. Mackley 653/65
Zanier E. Funk
George Galich 720/120
Hagerstown Elderly Assoc. 0.89 Ac 734/624
Folitz Mfg. & Supply Co. 660/661

HOME FEDERAL SAVINGS & LOAN 380/567
FIRST FEDERAL SAVINGS/LOAN 351/153
FIRST FEDERAL SAVINGS/LOAN 332/56
Home Federal Savings & Loan 612/36
HOME FEDERAL SAVINGS/LOAN 400/166
FRANKLIN M. THOMAS
Maurice H. Toms 645/510
George E. Snyder, Jr 725/767
Leslie Meil, Et. al 704/260

MAITLAND NATIONAL BANK 194/15
Mansoor E. Shaoal, et al 758/629
GREN REALTY CO 555/638
WHITE CROSS STORES, INC 718/468
Nahum A. Bernstein 675/649
Allen R. Routhen 646/602
Allen A. Routhen 595/238
Mansoor E. Shaoal 650/830
Bert K. Berkson 754/1002
WELVING GREENGLAND 501/62
LEONARD G. MATHIAS 771/634, 571/816
Government Service Savings & Loan Co 646/941
Government Service Savings & Loan Co 646/941
GOVERNMENT SERVICE SAVINGS AND LOAN CO 372/422
HALFWAY LIQUORS, INC. 748/55
Carben Corp 760/984
James E. Parker 660/055

Jack B. McCarter, Sr. et al 756/454
Carben Corp 760/984
Fleischer Co 705/391
FLEISHER CO 354/146
William H. Cleaver Jr 586/107
R. Paul Hoffman 640/61
City of Hagerstown 735/285
City of Hagerstown 743/869
CITY OF HAGERSTOWN 573/411
William J. Collins, Et al 754/295
Vincent R. Groh 701/731
AT-51 Ltd. Pkha 730/172
Samuel Sagel 763/426

City of Hagerstown 735/285
City of Hagerstown 743/869
CITY OF HAGERSTOWN 573/411
William J. Collins, Et al 754/295
Vincent R. Groh 701/731
AT-51 Ltd. Pkha 730/172
Samuel Sagel 763/426
Loyola Federal Savings & Loan 614/705
Loyola Federal Savings & Loan 619/172
HAGERSTOWN HOMES CORP 587/612
Wolf & Assoc. 756/327
CITY OF HAGERSTOWN CITY HALL 238/537

Mayor & Council of Hagerstown 930/105
Richard N. Biele 361/617
Martha J. Bristow 238/377
Borval Corp 307/266
756/947
Burton A. Young 717/417
Burton A. Young 592/136
Burton A. Young 630/446
Burton A. Young 447/603
Byron Post 1930 V.F.W. 334/181
V.F.W. Home 630/130
Robert L. Bryant 607/106

ROBERT E. BECK 546/231
Robert E. Beck 711
Robert H. Brinker Pilot 706/755
Robert H. Brinker Pilot 706/755
Robert H. Brinker Pilot 706/755

Franklin Sq. Pkha 761/253
Downtown Dave 717/270
UNITED STATES OF AM 381/52
USA 37
USA 37
UNITED STATES PO.
Julian L. Oli 707/502
JOHN WINTERBUN 524/567
John Coleman 746/524

Robert A. Wolf 713/1073
UAW-CIO 737
227/473
James D. Kiser 725/902
James D. Kiser 725/902
James D. Kiser 725/902

MEINING N. Bort 712/625
Stuart W. Sinyer 711/559
Vincent R. Groh 660/132

612/400

Antietam Paper Co 610/337
Red Men Club
Remington Rand, Inc 660/306
Owls Club of Hagerstown 466/724

William E. McKel 597/570
Richard 133 A. Davis Etal 744/018
Vincent Groh 723/907
Vincent Groh 741/60
JOHN NAROULOS 587/187
Carmelino O. Cicola 742/785
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John M. Baer 744/904
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GILBERT W. HOSKINS 686/574
HOMER'S FOUNDATION 665/777
County of Washington 665/777

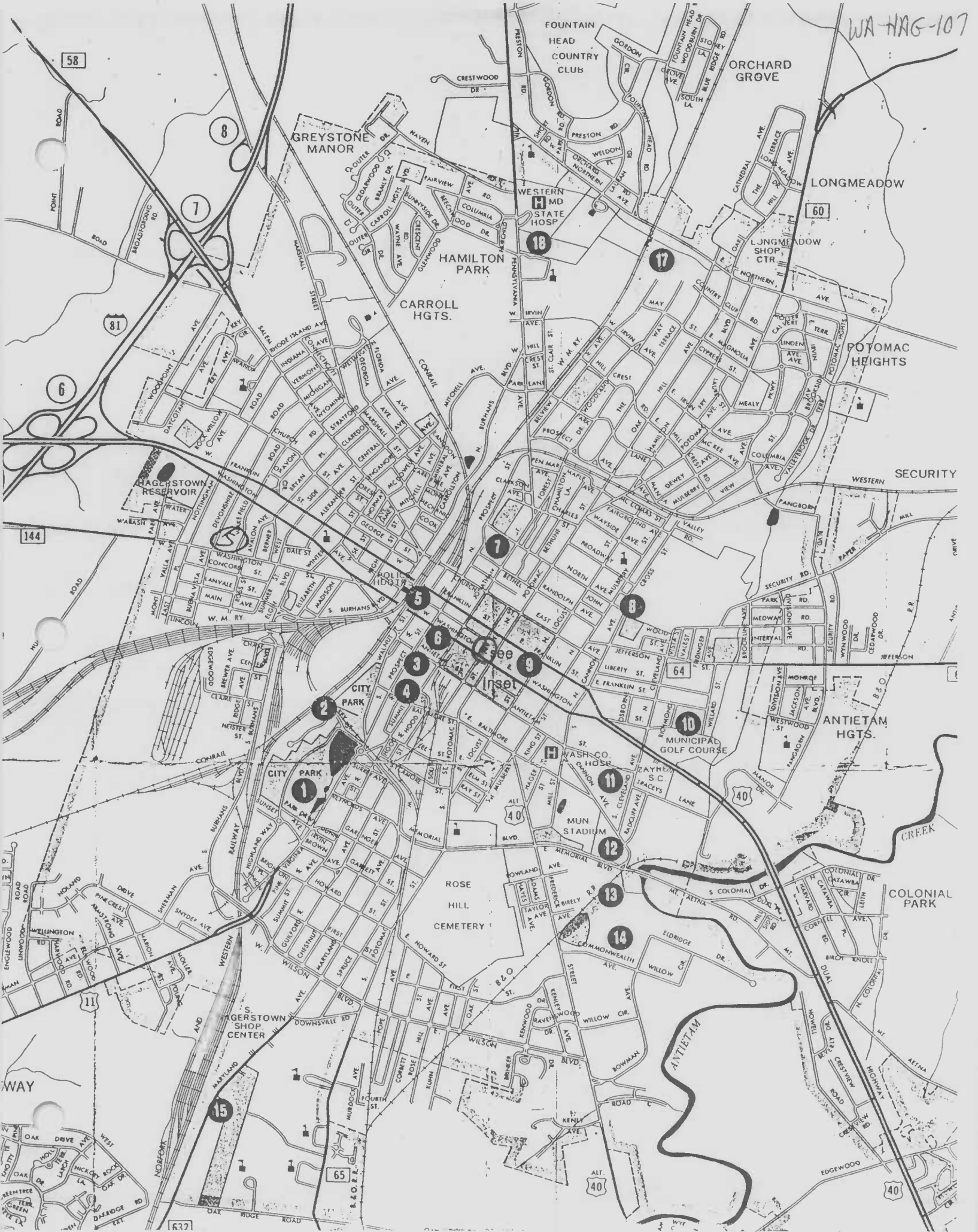
S. POTOMAC ST.

PUBLIC SQUARE

N. POTOMAC

FRANKLIN

WA-MAG-107





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

REVIEW SHEET

WA-HAG-107

Historic Preservation Certification Application—Significance

Property: BALDWIN HOUSE, 26-46 WEST WASHINGTON ST., HAGERSTOWN, MD. Project No.: _____

Historic District: HAGERSTOWN COMMERCIAL CORE
8-15-88 date initial application received by State _____ date(s) additional information requested by State
8-15-88 date complete information received by State _____
_____ date of this transmittal to NPS _____
Inspection of property by State staff? ☒ no ☐ yes date(s): _____

☒ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.
☐ There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER	This property involves:												
1	<table><tr><td><input type="checkbox"/> Extensive loss of historic fabric</td><td><input type="checkbox"/> Obscured or covered elevation(s)</td></tr><tr><td><input checked="" type="checkbox"/> Substantial alterations over time</td><td><input type="checkbox"/> Moved property</td></tr><tr><td><input type="checkbox"/> Preliminary determination of listing</td><td><input type="checkbox"/> State recommendation inconsistent with NR documentation</td></tr><tr><td><input type="checkbox"/> _____ for district</td><td><input type="checkbox"/> Recommendation different from the applicant's request</td></tr><tr><td><input type="checkbox"/> _____ for individual property</td><td></td></tr><tr><td><input type="checkbox"/> Significance less than 50 years old</td><td></td></tr></table>	<input type="checkbox"/> Extensive loss of historic fabric	<input type="checkbox"/> Obscured or covered elevation(s)	<input checked="" type="checkbox"/> Substantial alterations over time	<input type="checkbox"/> Moved property	<input type="checkbox"/> Preliminary determination of listing	<input type="checkbox"/> State recommendation inconsistent with NR documentation	<input type="checkbox"/> _____ for district	<input type="checkbox"/> Recommendation different from the applicant's request	<input type="checkbox"/> _____ for individual property		<input type="checkbox"/> Significance less than 50 years old	
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<input type="checkbox"/> _____ for district	<input type="checkbox"/> Recommendation different from the applicant's request												
<input type="checkbox"/> _____ for individual property													
<input type="checkbox"/> Significance less than 50 years old													

NUMBER	Complete item(s) below as appropriate.
2	<p>(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as <u>LATE 19TH EARLY 20TH</u></p> <p>(2) The property <input checked="" type="checkbox"/> contributes <input type="checkbox"/> does not contribute to the historic significance of this registered historic district in: <input checked="" type="checkbox"/> location <input checked="" type="checkbox"/> design <input checked="" type="checkbox"/> setting <input checked="" type="checkbox"/> materials <input checked="" type="checkbox"/> workmanship <input checked="" type="checkbox"/> feeling <input type="checkbox"/> association <input type="checkbox"/> Property is mentioned in the NR or State or local district documentation in Section _____, page _____.</p> <p>(3) For properties less than 50 years old: <input type="checkbox"/> the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution. <input type="checkbox"/> the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing. <input type="checkbox"/> there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.</p> <p>(4) For preliminary determinations: A. The status of the nomination for the property/historic district: <input type="checkbox"/> Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.) <input type="checkbox"/> Nomination was submitted to the NPS on _____. <input type="checkbox"/> Nomination will be submitted to the State review board within twelve months. <input type="checkbox"/> Nomination process likely will be completed within thirty months. <input type="checkbox"/> Other, explain: _____</p> <p>B. Evaluation of the property: <input type="checkbox"/> Property is individually eligible and meets National Register Criteria for Evaluation <input type="checkbox"/> Property is located within a potential registered district that meets National Register Criteria for Evaluation: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Criteria Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G</p> <p>(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and: <input type="checkbox"/> appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation. <input type="checkbox"/> does not appear to contribute to the period(s) or area(s) of significance of the district.</p>

NUMBER

3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

ORIGINALLY BUILT AS THE BALDWIN HOUSE HOTEL IN 1881, THIS STRUCTURE REFLECTS THE SECOND EMPIRE STYLE TYPICAL OF HOTEL BUILDINGS OF THE PERIOD. THE ONLY MAJOR CHANGE OCCURRED WHEN A 1914 FIRE DESTROYED MUCH OF THE EASTERN END OF THE BUILDING. THIS SECTION WAS RECONSTRUCTED AS THE ROUTZHAN BUILDING AS IT EXISTS TODAY.

EXCEPT FOR THE CIRCA 1970 STOREFRONTS, THE REMAINING PORTION OF THE BALDWIN HOUSE REMAINS AS BUILT. SURVIVING INTERIOR FEATURES INCLUDE ORIGINAL PARTITIONS, PRESSED METAL CEILINGS, MARBLEIZED PLASTER WAINSCOTTING AND COLUMNS, LARGE CORINTHIAN CAST-PLASTER CAPITALS, WOOD TRIM, CHAIR RAIL, DOORS AND TRANSOMS, MAIN STAIRCASE AND ELEVATOR.

NUMBER

4

State Official Recommendation:

This application for the above-named property has been reviewed by MICHAEL DAY,

a professionally qualified architect, architectural historian, or historian on my staff.

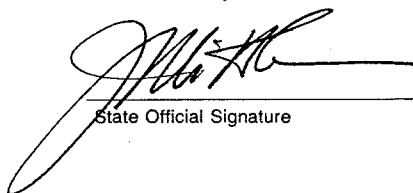
- ☒ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- ☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- ☐ The property does not contribute to the significance of the above-named district.
- ☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- ☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- ☐ The property appears to contribute to the significance of a:
 - ☐ potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - ☐ registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
- ☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.
- ☐ Insufficient documentation has been provided to evaluate the structure.

☐ Detailed NPS review recommended ☐ Precedent-setting case ☐ Forwarded without recommendation

Date

10/6/88

State Official Signature



☐ See attachments:

NPS Comments:

Date

NPS Reviewer

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

WA-HAG-107

AUG 15 1988

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: BALDWIN HOUSEAddress of property: 36-46 WEST WASHINGTON STREETCity HAGERSTOWN County WASHINGTON State MARYLAND Zip Code 21740Name of historic district: HAGERSTOWN COMMERCIAL CORE HISTORIC DISTRICT
☒ National Register district
 ☐ certified state or local district
 ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
- ☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- ☐ certification that the building does not contribute to the significance of the above-named district.
- ☐ preliminary determination for individual listing in the National Register.
- ☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- ☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name KEITH SEMLER Title PROJECT MANAGERStreet 136 SOUTH POTOMAC STREET City HAGERSTOWNState MARYLAND Zip 21740 Telephone Number (during day): 301-739-2206 - 301-739-1951

Owner:

Name BALDWIN HOUSE LIMITED PARTNERSHIPStreet 136 SOUTH POTOMAC STREET City HAGERSTOWNState MARYLAND Zip 21740 Telephone Number (during day): 301-739-1951

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature [Signature] Date August 4, 1988Social Security Number or Taxpayer Identification Number 217-56-0871

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- ☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- ☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- ☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- ☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- ☐ does not appear to qualify as a certified historic structure.

WA-HAG-107

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Project Number:

Property Name BALDWIN HOUSE

Property Address 36-46 WEST WASHINGTON STREET

Owner Name/Social Security or Taxpayer ID Number PHEN B. SAGI, GEN. PART./217-56-0871

5. Description of physical appearance:

SEE ATTACHED

Date of Construction: 1881 Source of Data: WASH. CO. LIBRARY, WEST. MD. ROOM,

Date(s) of Alteration(s): 1915, 1958, 1973 9-8-76 REGISTER NOMINATION FORM (BY RONALD ANDREWS)

Has building been moved? ☐ yes ☒ no. If so, when? _____

6. Statement of significance:

SEE ATTACHED

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☒ yes ☐ no

5. DESCRIPTION OF PHYSICAL APPEARANCE:

The four story plus mansard building is rectangular in shape measuring approximately 116' x 48' housing approximately 15,500 square feet of interior space. Directly to the rear of the Baldwin House is a single story 46' x 50' period infill construction which expands the existing first floor retail areas. The structure is directly associated with two adjacent buildings (warehouse building and Routzahn building) both physically and historically and review of their respective "Part I" applications is recommended for total site evaluation of significance. The upper primary facade reflects an 1880's Italianate style with symmetrical one-over-one double hung windows with varying window head treatments at each floor level. A full length mansard roof with equally spaced dormers is separated from the lower painted brick facade by a large classical influenced cornice which has a plain frieze, dentils, and a band of arched trim decorations along the top. The western end of the primary facade includes two glazed terra cotta columns with capitals containing differing window head design within to break up the large expanse of wall and repetition. The street level store fronts reflect a 1970's period alteration of anodized aluminum, glass and brick with no original elements showing. The side and rear exteriors are basically intact, except where first floor alterations and infill additions required changes to the window openings. The single story infill addition to the rear was constructed after 1958 and is of little significance to the main structure. The first floor retail interior presents no original elements within its make up. Although original or significant material may exist behind the period alterations, none is evident at this time. The upper floors and mansard areas are fully comprised of original and/or 1915 installed architectural features. Interior partitions, pressed tin ceilings, marble-like plaster wainscoting and columns, large corinthian cast plaster capitals, wood base, casing, and chair rail, wood sash doors and transoms, primary stairway and elevator, all are intact in varying states of condition. The building(s) is one of a dozen or so of the areas larger turn-of-the century commercial structures and is a prominent element within the downtown panorama.

46 STATEMENT OF SIGNIFICANCE:

Located within the center of Hagerstown's retail/commercial core, the "Baldwin House" is a primary example of the areas architectural character obtained during the turn-of-the century growth years resulting from the emergence of Hagerstown as a railroad and transportation hub for the western tri-state area.

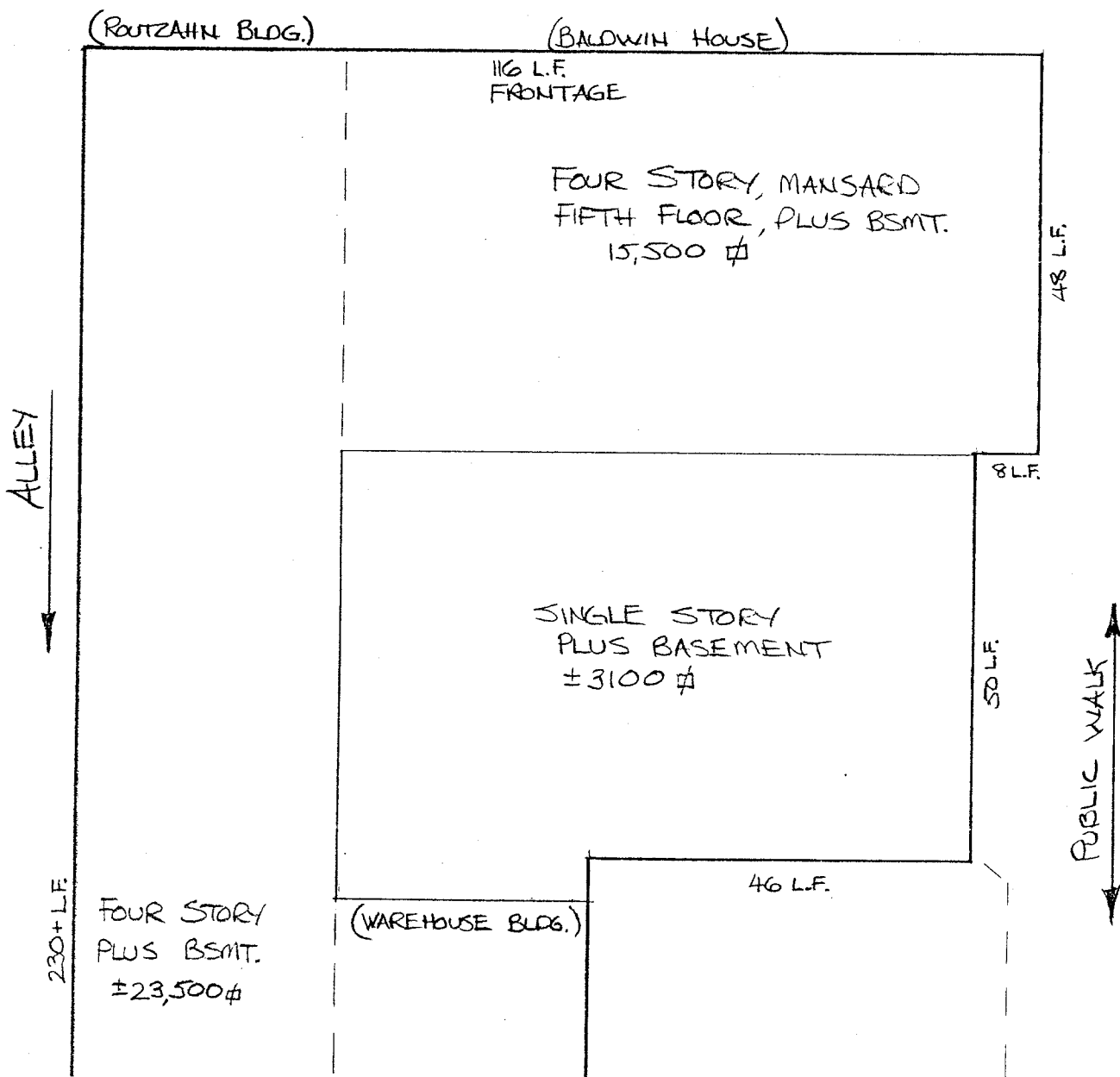
STATE OF SIGNIFICANCE CONTINUED:

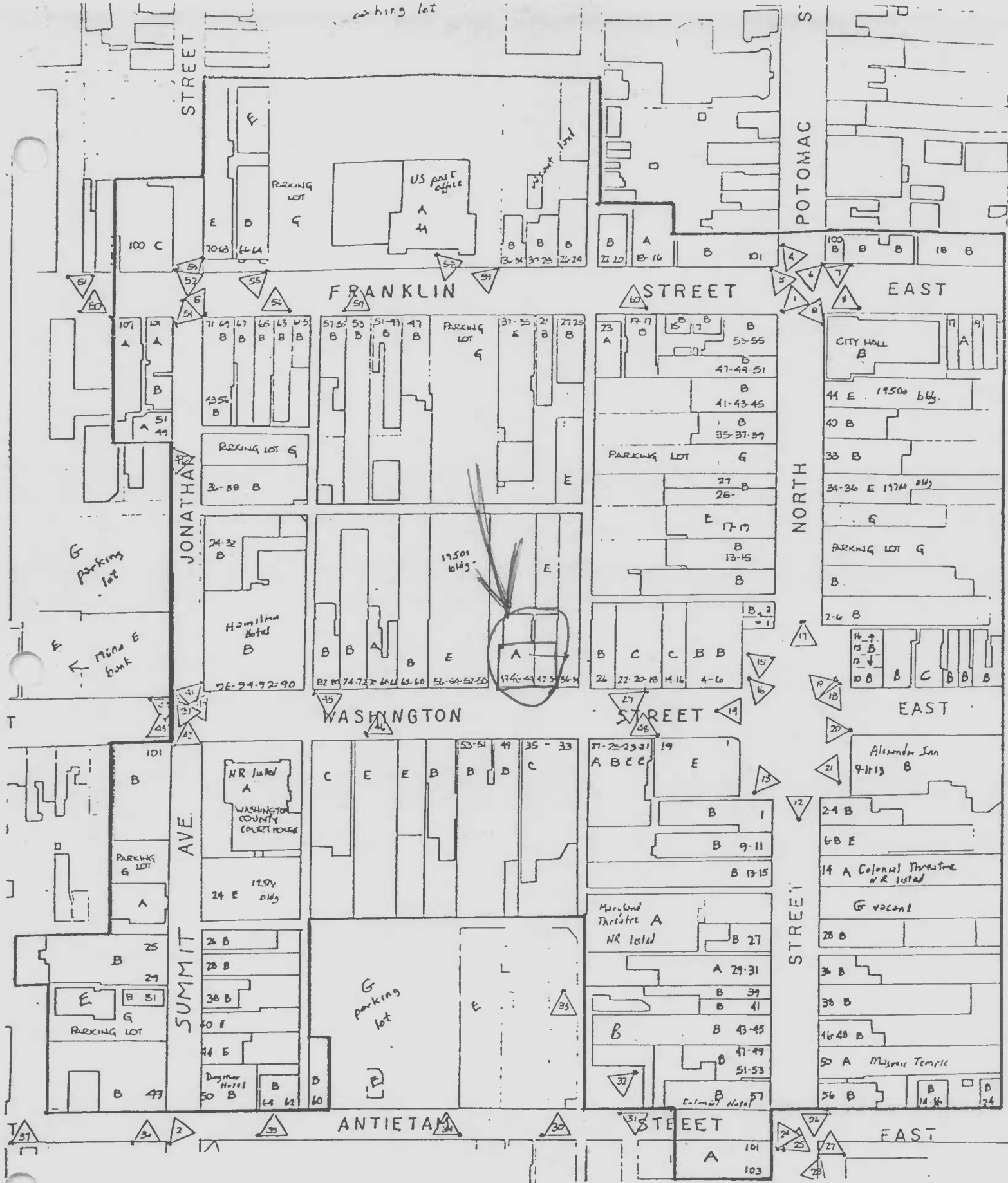
The specific site also has historical ties to George Washington and later John Brown when the Globe Tavern and Washington Hotel existed in its place. One of the backers in building the structure was William T. Hamilton, who became governor of Maryland in 1880. After the 1914 fire, which destroyed much of eastern end of the building (now referred to as the Routzhan Building), the remaining Baldwin House hotel was adapted for office use with the eastern end reconstructed as a department store as is present today. The first floor which once housed the lobby and entry into the Academy Theater (demolished in 1958 resulting in present 6,000 square feet parking lot to the rear) is prime retail space and an economic and social contributor to the downtown area. The current revitalization efforts underway in the downtown area have already transformed many of the more prominent architecturally significant buildings into appropriately rehabilitated contributing structures. The Baldwin House with its central location and high visibility is a key factor within the renaissance of the downtown area. The transformation of a primarily vacant and non-contributing structure into a viable economic and social asset via appropriate rehabilitation construction is an important element to the realization of a revitalized downtown area. The building, in the future as well as the past, is an integral part of Hagerstown's commercial core. The property was determined to be a contributing resource to the district with potential individual listing eligibility within the districts nomination inventory of structures.

PHOTO INDEX

- #1 PRIMARY FACADE ROUTZAHN BUILDING (RIGHT) AND BALDWIN HOUSE (LEFT)
- #2 ROUTZAHN BUILDING SECOND FLOOR FACADE
- #3 ROUTZAHN BUILDING THIRD FLOOR FACADE
- #4 ROUTZAHN BUILDING THIRD FLOOR, CONRICE, FOURTH FLOOR FACADE
- #5 ROUTZAHN BUILDING EAST WALL
- #6 ROUTZAHN BUILDING NORTHEAST CORNER
- #7 ROUTZAHN BUILDING NORTH ELEVATION (WAREHOUSE BUILDING ADJACENT TO THE RIGHT)
- #8 ROUTZAHN BUILDING INTERIOR FIRST FLOOR
- #9 ROUTZAHN BUILDING INTERIOR MEZZANINE
- #10 PRIMARY FACADE BALDWIN HOUSE
- #11 BALDWIN HOUSE SECOND FLOOR WINDOW DETAIL
- #12 BALDWIN HOUSE FOURTH FLOOR FACADE
- #13 BALDWIN HOUSE MANSARD DETAIL
- #14 BALDWIN HOUSE NORTH WALL AND SINGLE STORY INFILL ADDITION
- #15 BALDWIN HOUSE ELEVATOR
- #16 BALDWIN HOUSE STAIRCASE TO UPPER FLOORS
- #17 BALDWIN HOUSE UPPER FLOOR MAIN CORRIDOR
- #18 BALDWIN HOUSE CORRIDOR ORNAMENTATION
- #19 BALDWIN HOUSE INTERIOR DETAILS
- #20 BALDWIN HOUSE INTERIOR DETAILS
- #21 BALDWIN HOUSE INTERIOR DETAILS
- #22 WAREHOUSE BUILDING WEST WALL ELEVATION
- #23 WAREHOUSE BUILDING NORTH WALL ELEVATION
- #24 WAREHOUSE BUILDING TYPICAL INTERIOR
- #25 WAREHOUSE BUILDING TYPICAL INTERIOR
- #26 WAREHOUSE BUILDING TYPICAL INTERIOR

← W. WASHINGTON ST.





each building is identified as to contributive value to significance of the district - see reverse of map for code identification

Hagerstown Commerical Core Historic District
Hagerstown, Washington County, Maryland
entered into National Register 17 Jan. 1983

WA-HAG-107

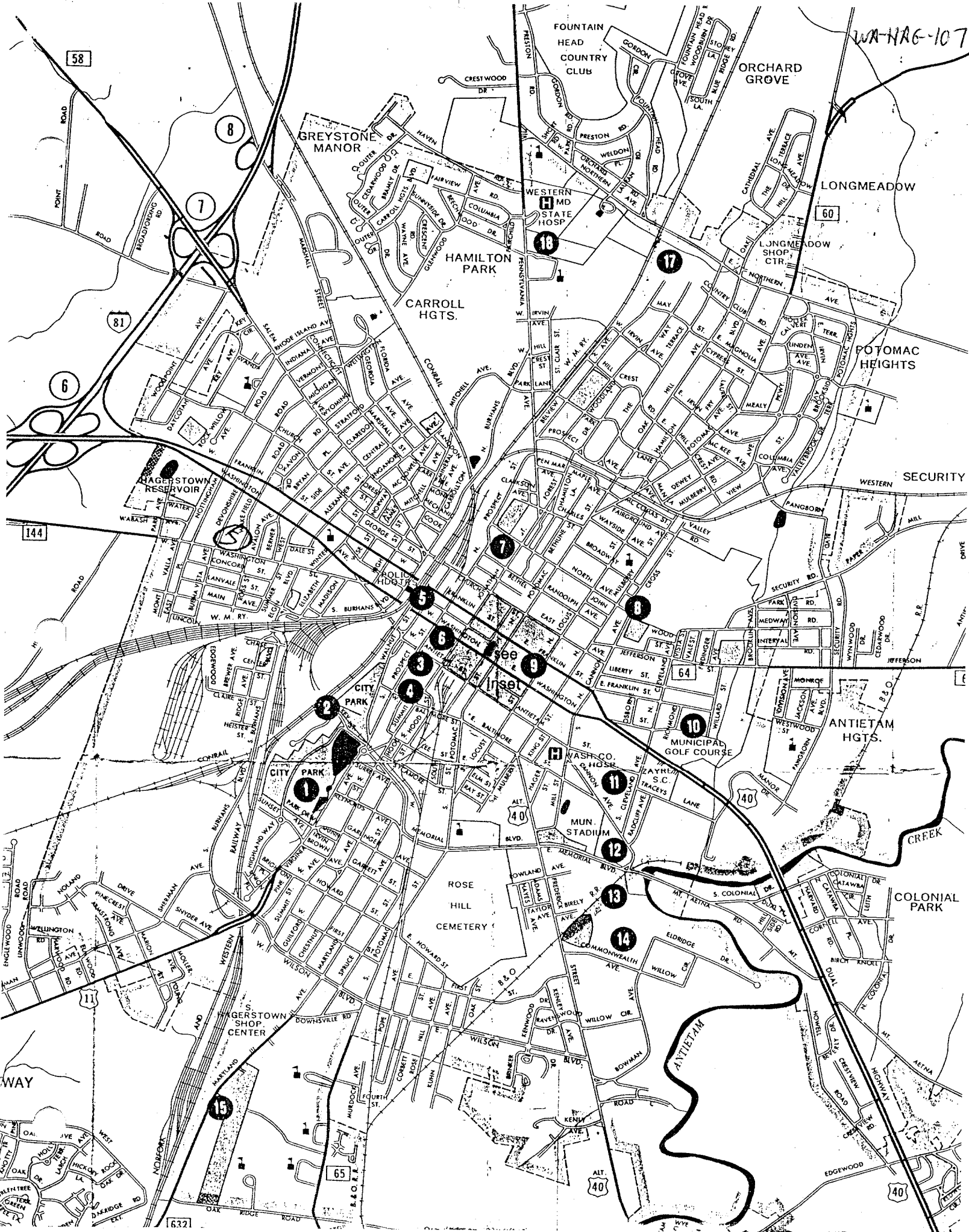


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- #23 WAREHOUSE BUILDING NORTH WALL ELEVATION
- #24 WAREHOUSE BUILDING TYPICAL INTERIOR
- #25 WAREHOUSE BUILDING TYPICAL INTERIOR
- #26 WAREHOUSE BUILDING TYPICAL INTERIOR



WR-NAG-107

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009

REVIEW SHEET

WA-HAG-107

Historic Preservation Certification Application—Significance

Property: BEAR WAREHOUSE BLDG, 36-46 W. WASHINGTON ST., HAGERSTOWN, MDP Project No.: _____

Historic District: HAGERSTOWN COMMERCIAL CORE HISTORIC DISTRICT
8-15-88 date initial application received by State _____ date(s) additional information requested by State
8-15-88 date complete information received by State _____
_____ date of this transmittal to NPS _____
Inspection of property by State staff? ☒ no ☐ yes date(s): _____

- ☒ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.
☐ There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER

1

This property involves:

- | | |
|---|--|
| <input type="checkbox"/> Extensive loss of historic fabric | <input type="checkbox"/> Obscured or covered elevation(s) |
| <input type="checkbox"/> Substantial alterations over time | <input type="checkbox"/> Moved property |
| <input type="checkbox"/> Preliminary determination of listing | <input type="checkbox"/> State recommendation inconsistent with NR documentation |
| <input type="checkbox"/> _____ for district | <input type="checkbox"/> Recommendation different from the applicant's request |
| <input type="checkbox"/> _____ for individual property | |
| <input type="checkbox"/> Significance less than 50 years old | |

NUMBER

2

Complete item(s) below as appropriate.

(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as LATE 19TH - EARLY 20TH.

(2) The property ☐ contributes ☒ does not contribute to the historic significance of this registered historic district in:
☒ location ☒ design ☒ setting ☐ materials ☒ workmanship ☒ feeling ☐ association
☐ Property is mentioned in the NR or State or local district documentation in Section _____, page _____.

(3) For properties less than 50 years old:

- ☐ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.
☐ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing.
☐ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.

(4) For preliminary determinations:

A. The status of the nomination for the property/historic district:

- ☐ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.)
☐ Nomination was submitted to the NPS on _____.
☐ Nomination will be submitted to the State review board within twelve months.
☐ Nomination process likely will be completed within thirty months.
☐ Other, explain: _____

B. Evaluation of the property:

- ☐ Property is individually eligible and meets National Register Criteria for Evaluation
☐ Property is located within a potential registered district that meets National Register Criteria for Evaluation: ☐ A ☐ B ☐ C ☐ D
Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and:
☐ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.
☐ does not appear to contribute to the period(s) or area(s) of significance of the district.

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NUMBER

3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

THIS WAREHOUSE BUILDING, BUILT C. 1915, IS LISTED AS A NON-CONTRIBUTING BUILDING IN THE N.R. DOCUMENTATION FOR THE HAGERSTOWN HISTORIC DISTRICT.

NUMBER

4

State Official Recommendation:

- This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.
- ☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
 - ☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
 - ☒ The property does not contribute to the significance of the above-named district.
 - ☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - ☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
 - ☐ The property appears to contribute to the significance of a:
 - ☐ potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - ☐ registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
 - ☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.
 - ☐ Insufficient documentation has been provided to evaluate the structure.

☐ Detailed NPS review recommended ☐ Precedent-setting case ☐ Forwarded without recommendation

Date

10/11/88

State Official Signature



☐ See attachments:

NPS Comments:

Date

NPS Reviewer

RECEIVED

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

WA-HAG-107

AUG 15 1988

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: REAR WAREHOUSE BUILDINGAddress of property: 36-46 WEST WASHINGTON STREETCity HAGERSTOWN County WASHINGTON State MARYLAND Zip Code 21740Name of historic district: HAGERSTOWN COMMERCIAL CORE HISTORIC DISTRICT
☒ National Register district
 ☐ certified state or local district
 ☐ potential historic district

2. Check nature of request:

- ☐ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
☐ certification that the structure or building end, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☒ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name KEITH SEMLER Title PROJECT MANAGERStreet 136 SOUTH POTOMAC STREET City HAGERSTOWNState MARYLAND Zip 21740 Telephone Number (during day): 301-739-2206 - 301-739-1951

4. Owner:

Name BALDWIN HOUSE LIMITED PARTNERSHIPStreet 136 SOUTH POTOMAC STREET City HAGERSTOWNState MARYLAND Zip 21740 Telephone Number (during day): 301-739-1951

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature [Signature] Date August 4, 1988Social Security Number or Taxpayer Identification Number 217-56-0871

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☒ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

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HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Project Number:

Property Name REAR WAREHOUSE BUILDING

Property Address 36-46 WEST WASHINGTON STREET

Owner Name/Social Security or Taxpayer ID Number STEPHEN B. SAGI, GEN. PART./217-56-0871

5. Description of physical appearance:

SEE ATTACHED

Date of Construction: 1915 Source of Date: WESTERN MD ROOM, WASH. CO. LIBRARY

Date(s) of Alteration(s): N/A

Has building been moved? ☐ yes ☒ no. If so, when?

6. Statement of significance:

SEE ATTACHED

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☒ yes ☐ no

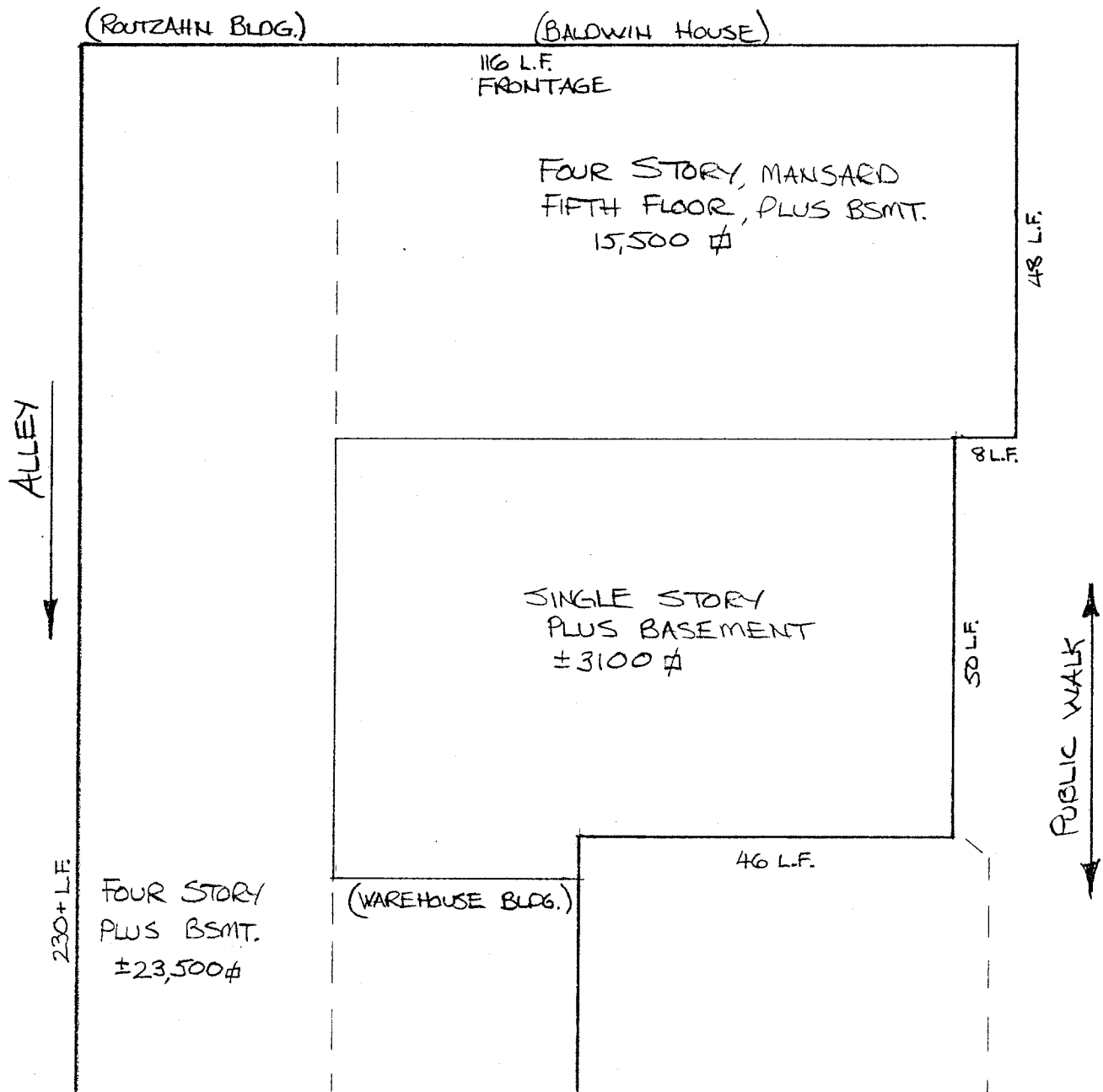
#5 DESCRIPTION OF PHYSICAL APPEARANCE:

The structure, located to the rear of The Baldwin House at 36-46 West Washington Street and adjacent to the rear of the Routzahn Building at 32-34 W. Washington Street, is a five story steel, concrete, and brick building approximately 30' x 130' containing 15,500 square feet of interior space. The building was constructed after 1914, sometime after an extensive fire destroyed the eastern portion of the Baldwin House. The building is a steel and concrete frame/floor with brick sidewall infill. Roof is pitch with gravel slag and perimeter parapet. Windows are steel frame hopper type installed symmetrically where exterior conditions permit with variations on the west wall due to the previous Academy Theater. The industrial construction presented on the buildings exterior is equal on the interior with brick sidewalls, concrete floors and ceilings, and no interior partitions (short of 1 pair of restrooms per floor) or accessory finishes within. There have been little if any changes to the exterior or interior other than the construction of a vault on one of the floors and the bricking shut of some of the windows on the end walls. The building has no street frontage but is fairly visible due to the public walkway to the west and alley to the north.

#6 STATE OF SIGNIFICANCE:

It is of this writers opinion that the building lacks the architectural elements necessary for inclusion as a contributing structure to the district. From its inception, the building was constructed for industrial or warehousing use and no attention to finer detailing was considered. Also, the only public visibility of the building when constructed and/or prior to the demolition of the Academy Theater in 1958 was the north end wall. Economics, location, and proposed use all warranted the omission of architectural detailing within the design. This inner block area of the historic district lacks the architectural style, character, and ornamentation necessary for significant contribution to the downtown cityscape. The property was determined to be a non-contributing structure and not eligible for national register listing within the district nomination inventory of structures.

W. WASHINGTON ST.



Map section showing the intersection of Summit Avenue and North Street. Properties include Hagerstown Realty Co., Prospect Realty Co., Hagerstown Development Corporation, and various commercial buildings like the Court House Annex and Washington County Courthouse.

Map section showing the intersection of North Street and Franklin Street. Properties include Hagerstown Trust Co., Vincent R. Groh, Hagerstown Development Corporation, and various commercial buildings like the Court House Annex and Washington County Courthouse.

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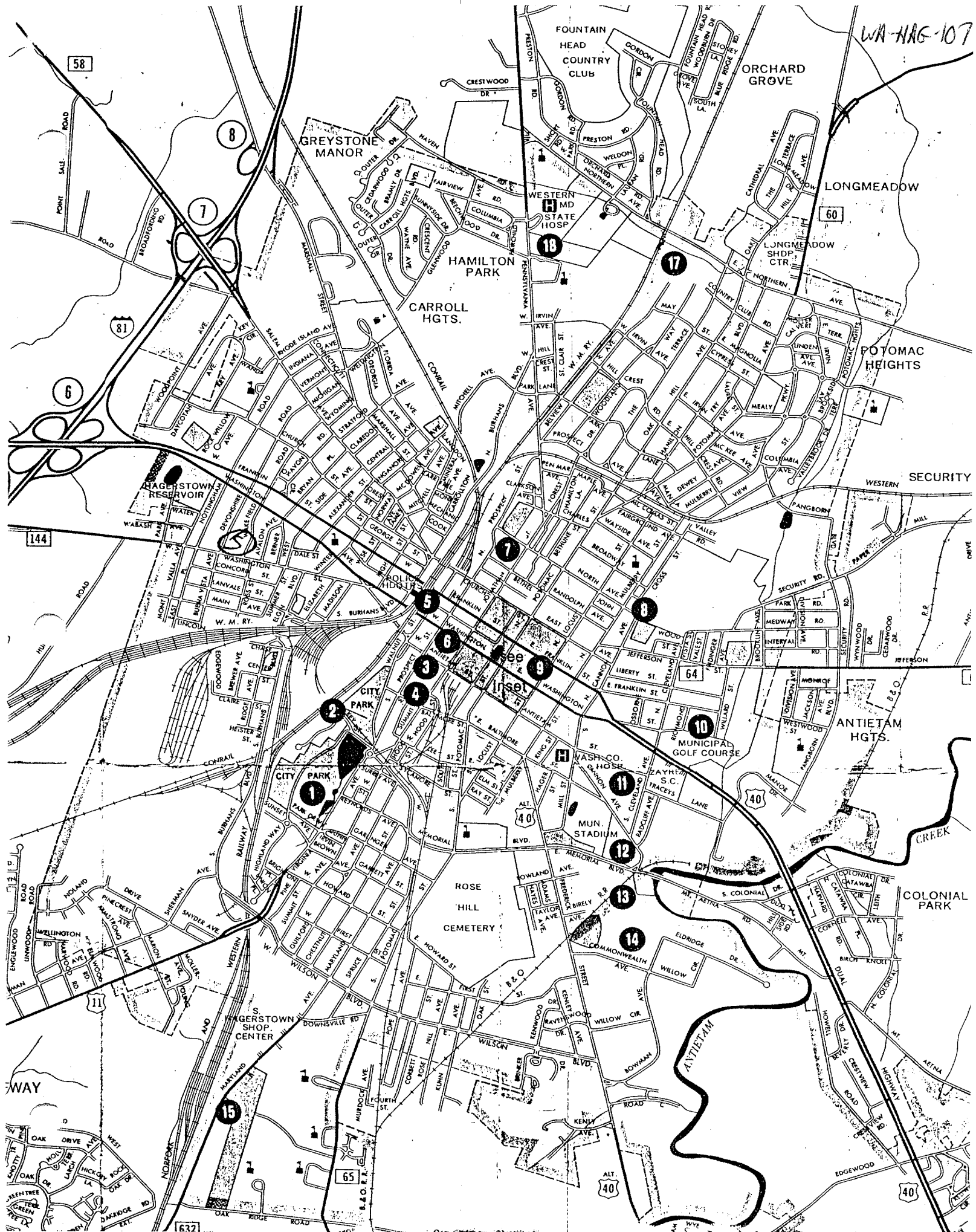
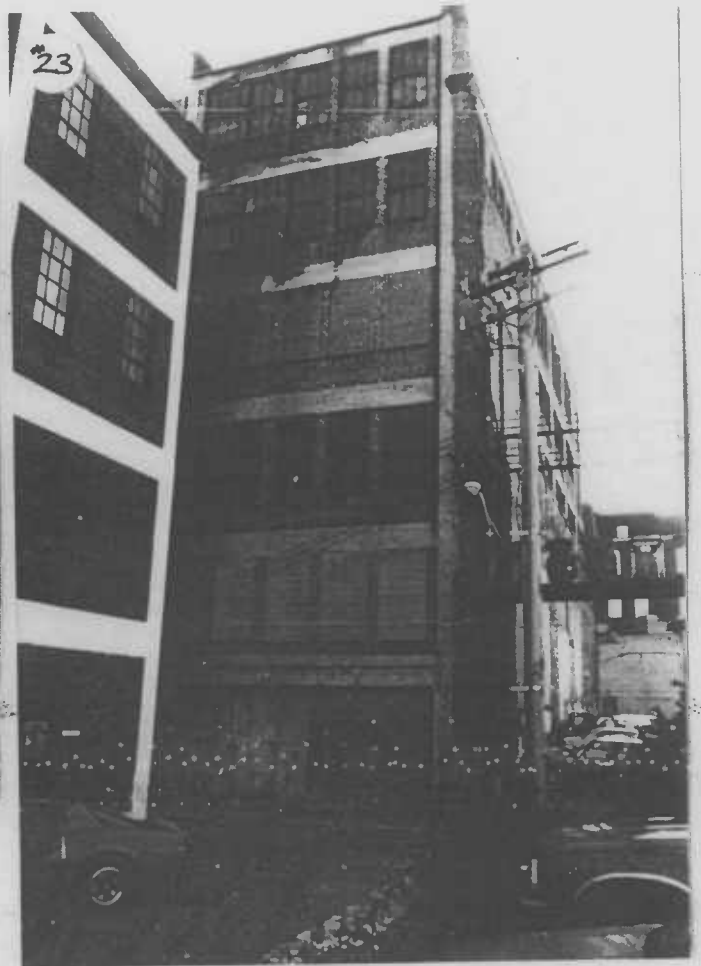


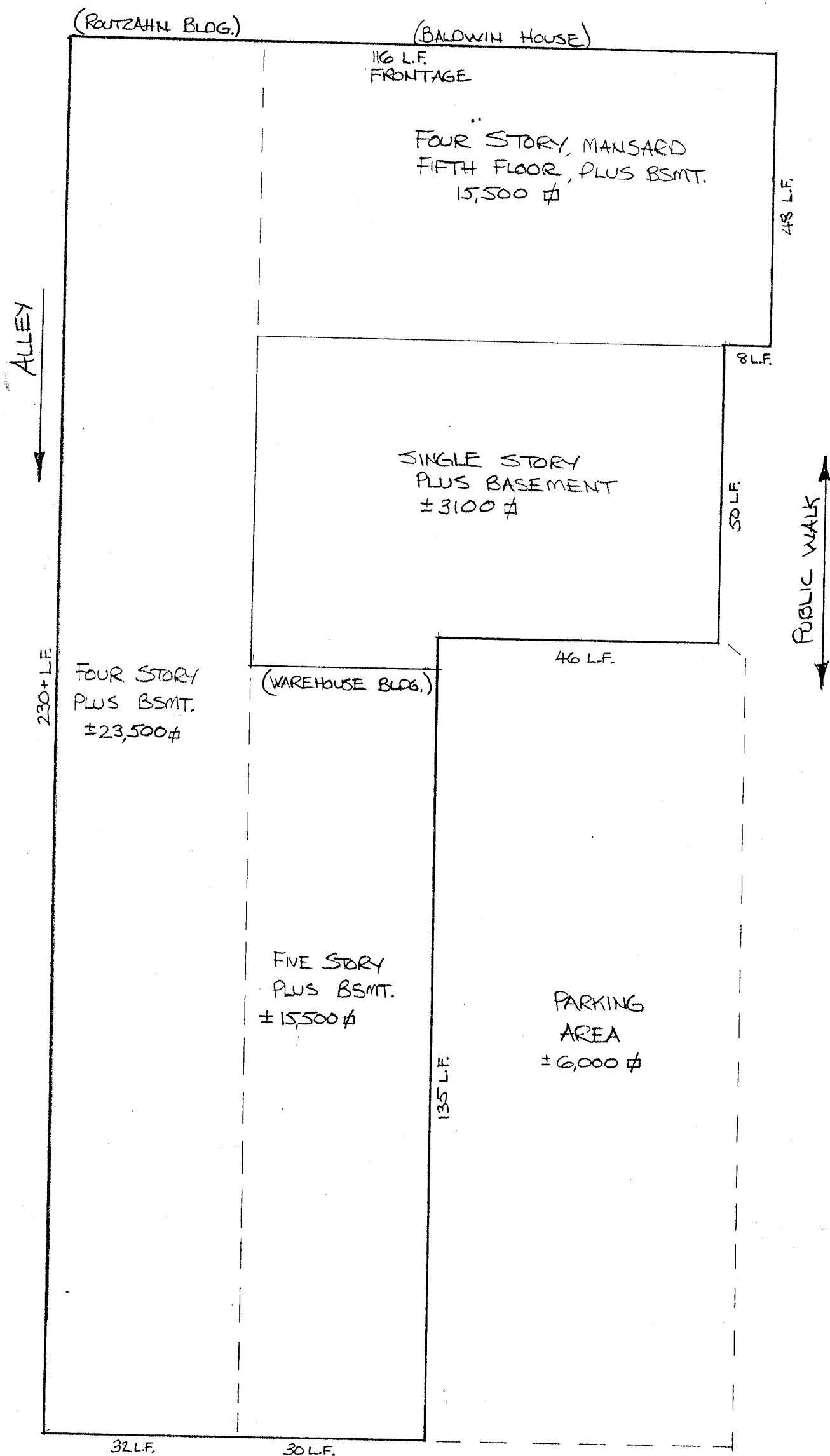
PHOTO INDEX

- #1 PRIMARY FACADE ROUTZAHN BUILDING (RIGHT) AND BALDWIN HOUSE (LEFT)
- #2 ROUTZAHN BUILDING SECOND FLOOR FACADE
- #3 ROUTZAHN BUILDING THIRD FLOOR FACADE
- #4 ROUTZAHN BUILDING THIRD FLOOR, CONRICE, FOURTH FLOOR FACADE
- #5 ROUTZAHN BUILDING EAST WALL
- #6 ROUTZAHN BUILDING NORTHEAST CORNER
- #7 ROUTZAHN BUILDING NORTH ELEVATION (WAREHOUSE BUILDING ADJACENT TO THE RIGHT)
- #8 ROUTZAHN BUILDING INTERIOR FIRST FLOOR
- #9 ROUTZAHN BUILDING INTERIOR MEZZANINE
- #10 PRIMARY FACADE BALDWIN HOUSE
- #11 BALDWIN HOUSE SECOND FLOOR WINDOW DETAIL
- #12 BALDWIN HOUSE FOURTH FLOOR FACADE
- #13 BALDWIN HOUSE MANSARD DETAIL
- #14 BALDWIN HOUSE NORTH WALL AND SINGLE STORY INFILL ADDITION
- #15 BALDWIN HOUSE ELEVATOR
- #16 BALDWIN HOUSE STAIRCASE TO UPPER FLOORS
- #17 BALDWIN HOUSE UPPER FLOOR MAIN CORRIDOR
- #18 BALDWIN HOUSE CORRIDOR ORNAMENTATION
- #19 BALDWIN HOUSE INTERIOR DETAILS
- #20 BALDWIN HOUSE INTERIOR DETAILS
- #21 BALDWIN HOUSE INTERIOR DETAILS
- #22 WAREHOUSE BUILDING WEST WALL ELEVATION
- #23 WAREHOUSE BUILDING NORTH WALL ELEVATION
- #24 WAREHOUSE BUILDING TYPICAL INTERIOR
- #25 WAREHOUSE BUILDING TYPICAL INTERIOR
- #26 WAREHOUSE BUILDING TYPICAL INTERIOR

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W. WASHINGTON ST.

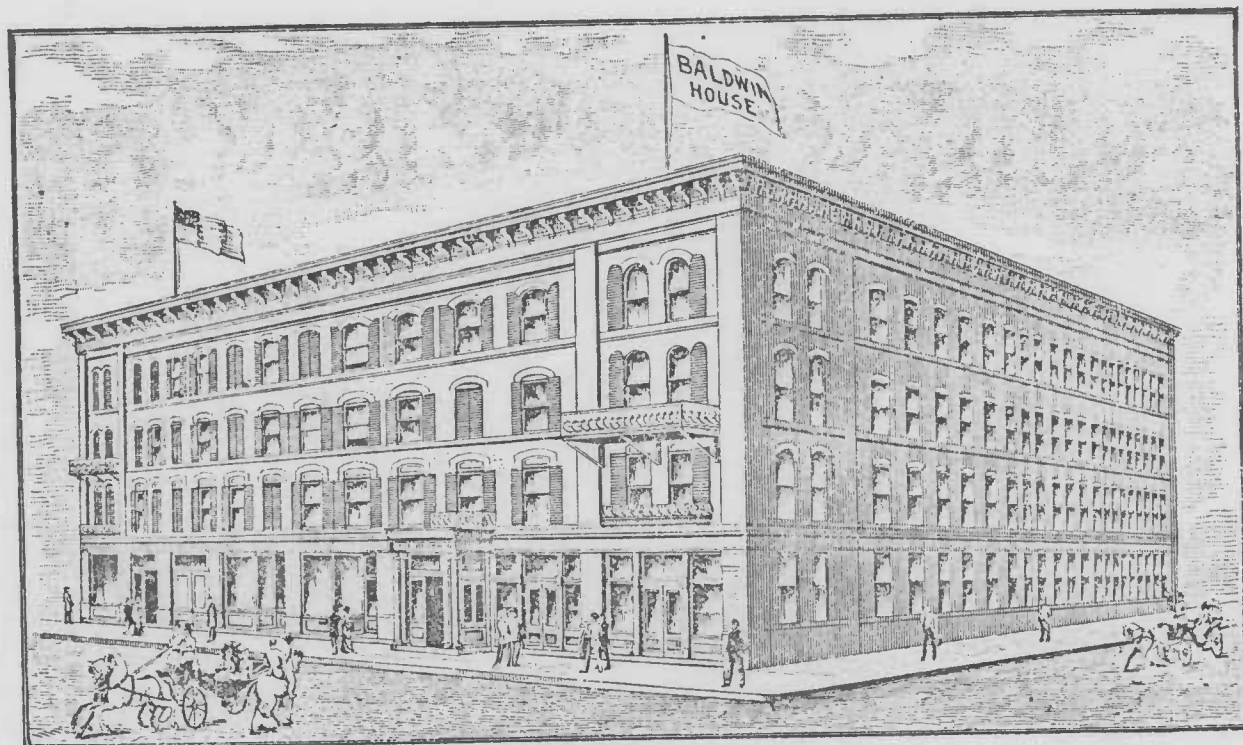


SCALE 1"=20'

ASSUMES 80% OF EXT. DIMENSION AS SHOWN ABOVE

TOTAL SQ. FTG. EXCLUDING ALL BASEMENT AREAS = 57,600 + 6,000 SQ. FT. OPEN AREA

William, Thomas J. C. Hagerstown, Maryland Illustrated, Hagerstown
Maryland: Mail Publishing Company, 1887, p. 5.



BALDWIN HOUSE.

MARYLAND.

is the Capital, is one of the producing counties in the State. The peach crop is largely grown. Of late years the peach has been grown to great perfection, and it has been demonstrated that the peach is the most successful fruit for the State to grow. Many thousands of peach trees are planted each year.

The beautiful valley, Hagerstown is 560 feet above tide and most healthful, and makes it a most agreeable and a most favorable location.

IS.

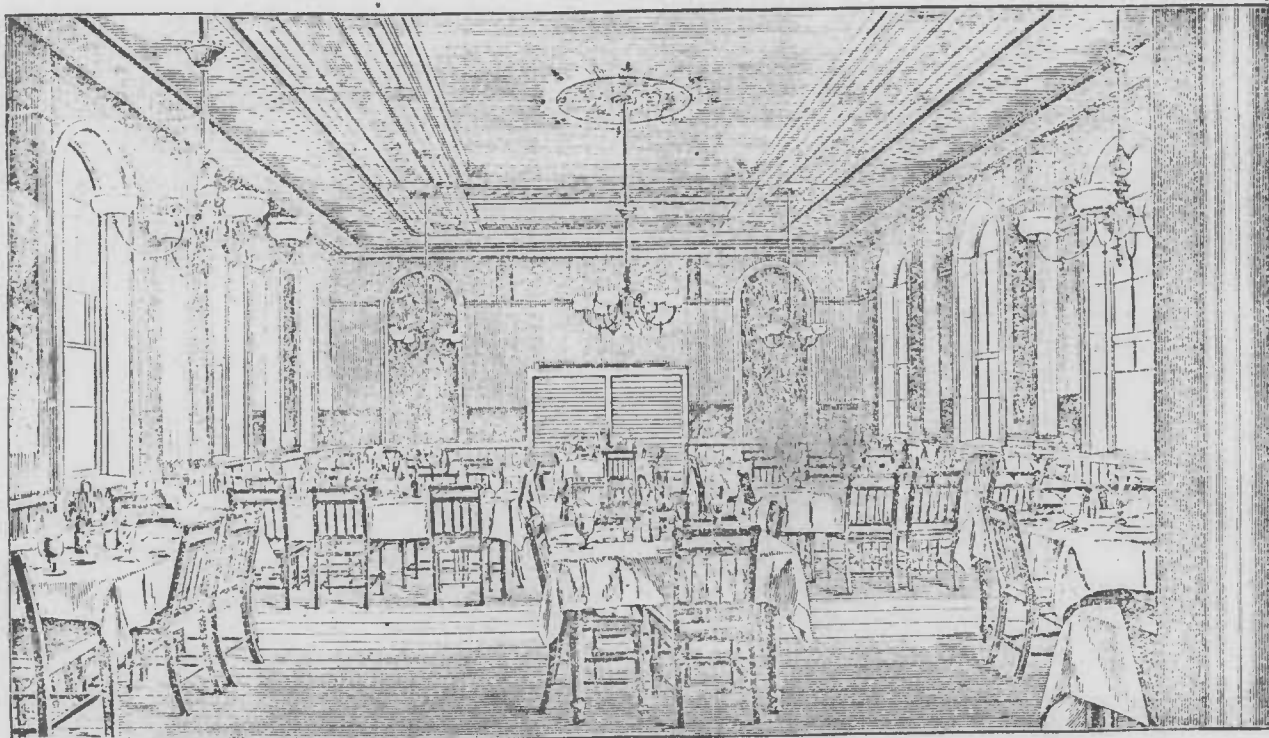
is a place of residence, which is now its chief attraction. Churches and schools, and the pleasant climate and inducements to manufacturing are the facilities for the growth of the lines of railroad to the city, and the ease of taxation and the abundance of labor, brought

UNDINGS.

than Hager in 1762. It is a good drainage for heavy rain. Six feet of rain nearly all the

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William, Thomas J. C. Hagerstown, Maryland Illustrated. Hagerstown
Maryland: Mail Publishing Company, 1887, p. 23.



BALDWIN HOUSE DINING ROOM.

TOWN, MARYLAND.

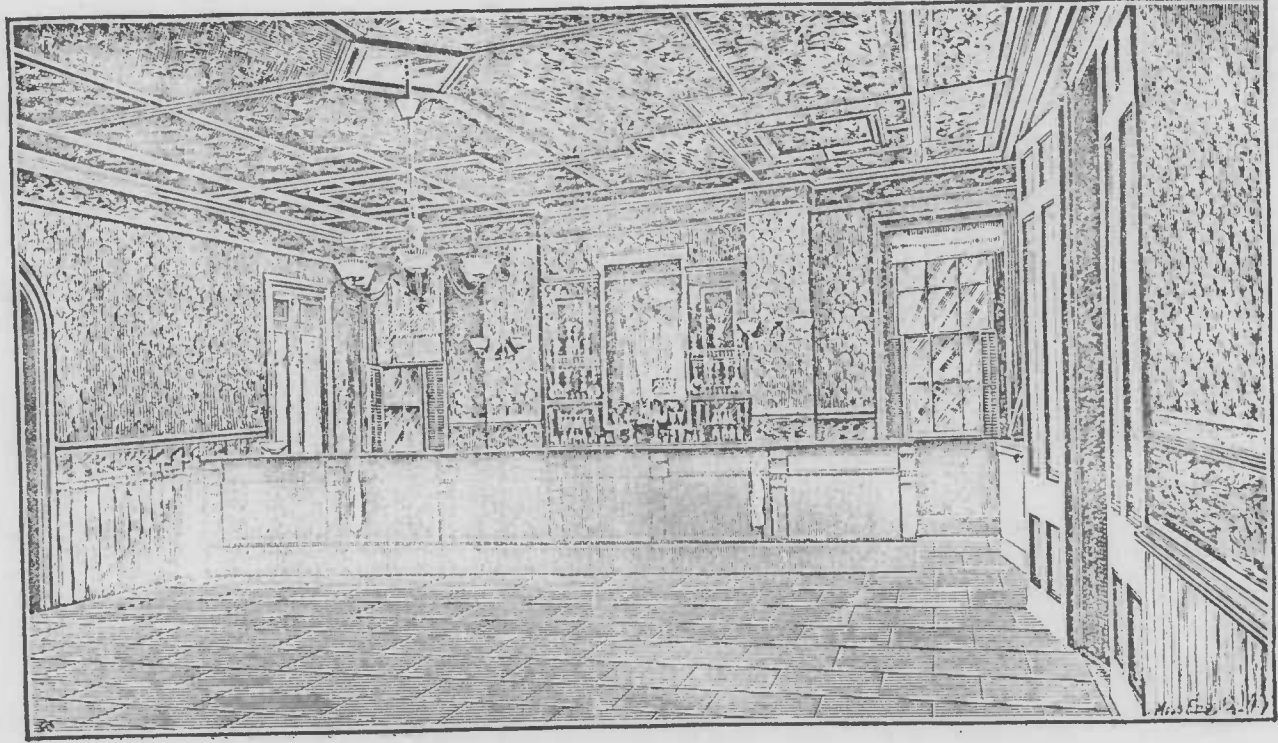
	Cts.	Mills.
.....	5	
.....	3	
.....	8	
.....	15	14
.....	2	
.....	2	
.....	2	
.....	7	
.....	1	24
.....	1	1
.....	38	

It will be seen that there is a tax levy for 1887 over the amount brought about by the principal of the bonded debt, and the drainage fund bonds.

There is no greater sum than 30 cents can be levied upon the town for any purpose. The Mayor may levy in the month of January each purpose for which a tax so levied and collected for any particular purpose and for the treasurer being required, the same on his books to the credit of the purpose for which the same is levied, and in no case to be credited for the purpose

for streets, for opening and police, is confined to the

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BALDWIN HOUSE CAFE.

HAGERSTOWN, MARYLAND.
debt to be \$22,000, showing a re-
al debt, as annually provided for, of
\$1,000 of the interest account. If
on hand be added the uncollected
due to the town, it would practi-
cally make June 8th, 1886, was as

by made June 8th, 1886, was as

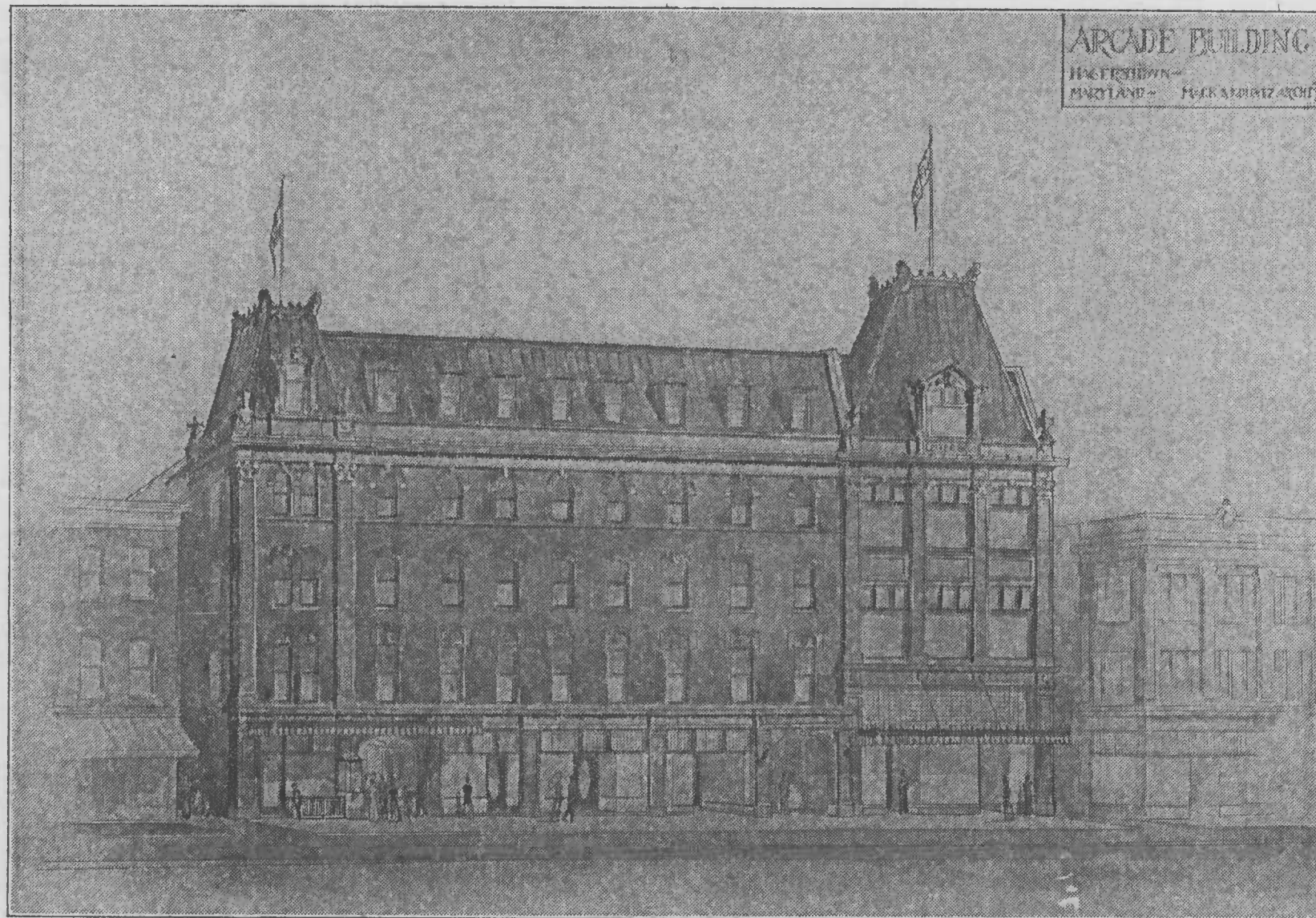
	Cts.	Mills.
.....	7	
.....	3	
.....	3	
.....	2	
.....	15	
.....	11	3
.....	2	5
.....	2	
.....	2	
.....	1	
.....	7	
.....	1	
.....	1	24
.....	1	1
.....	1	1
.....	1	74
.....	1	
.....	45	

Special item of 2 cts. for drain-
vied to provide for the pay-
r as much thereof as may be
sent drainage of the town.
een, so far, sold or used in

de June, 1887, was as fol-

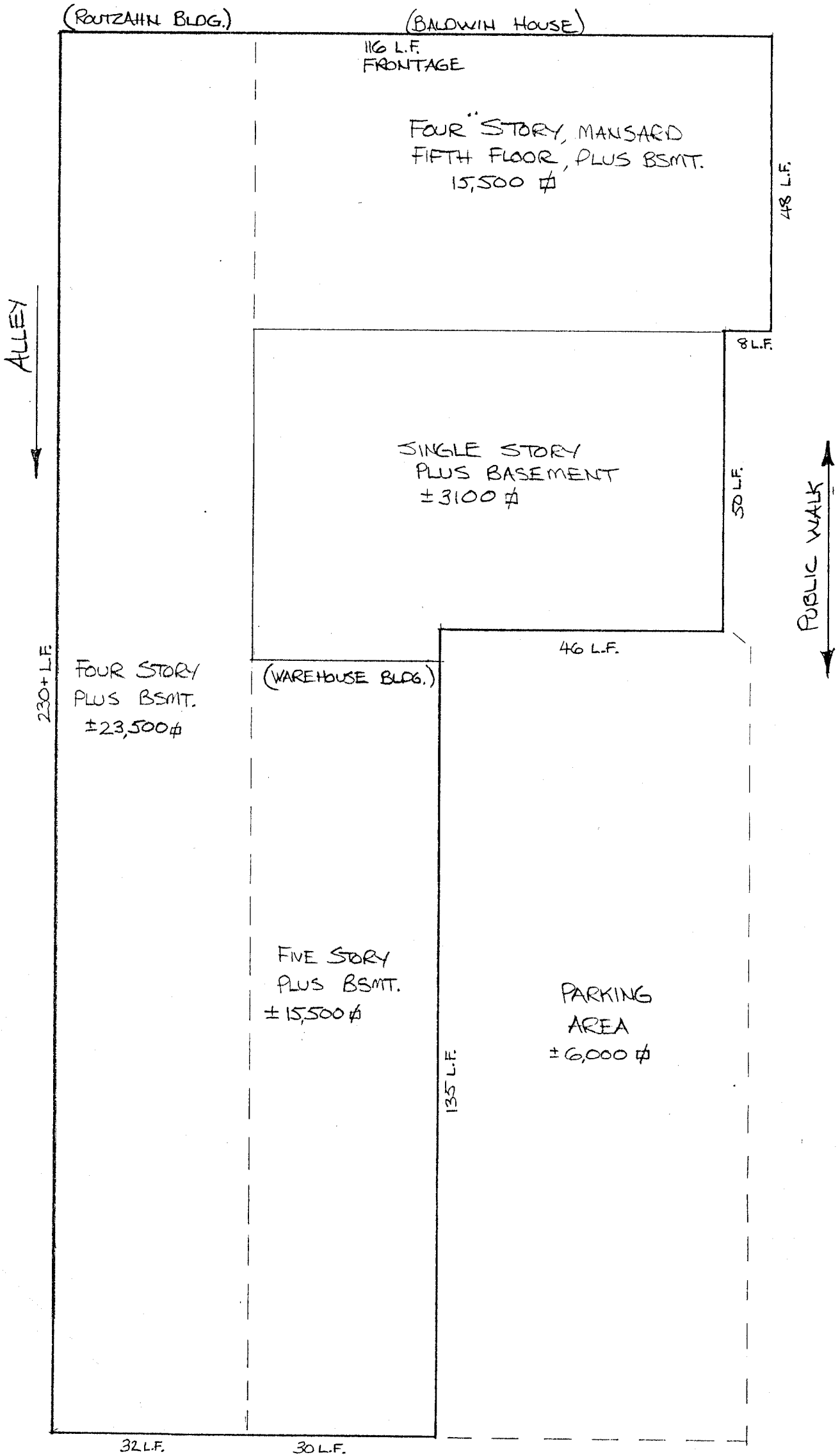
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Inaugural Program, The New Academy, 27 ~~March~~ 1916



THE ARCADE BUILDING, SHOWING THE NEW ACADEMY ENTRANCE ON THE LEFT

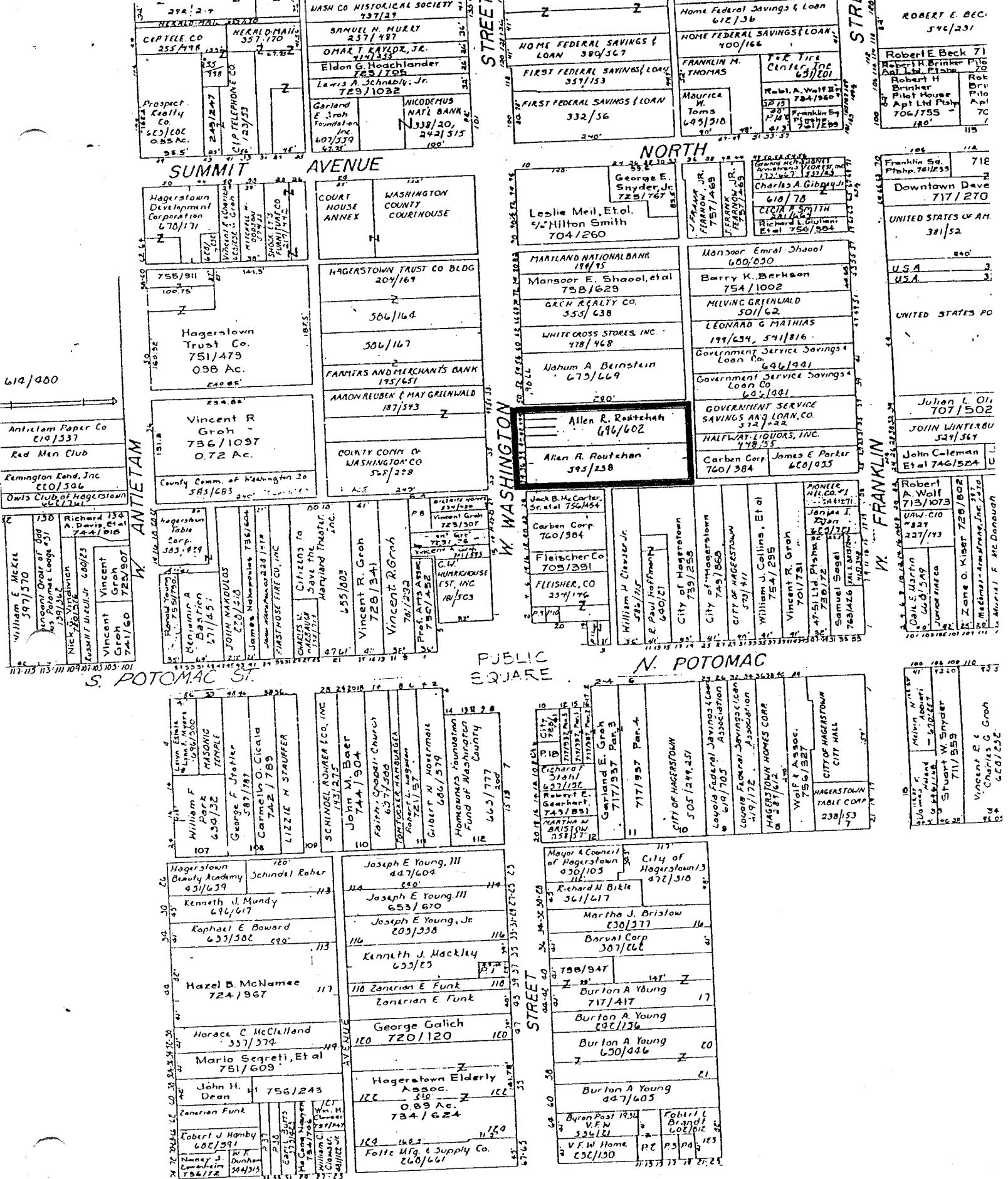
W. WASHINGTON ST.



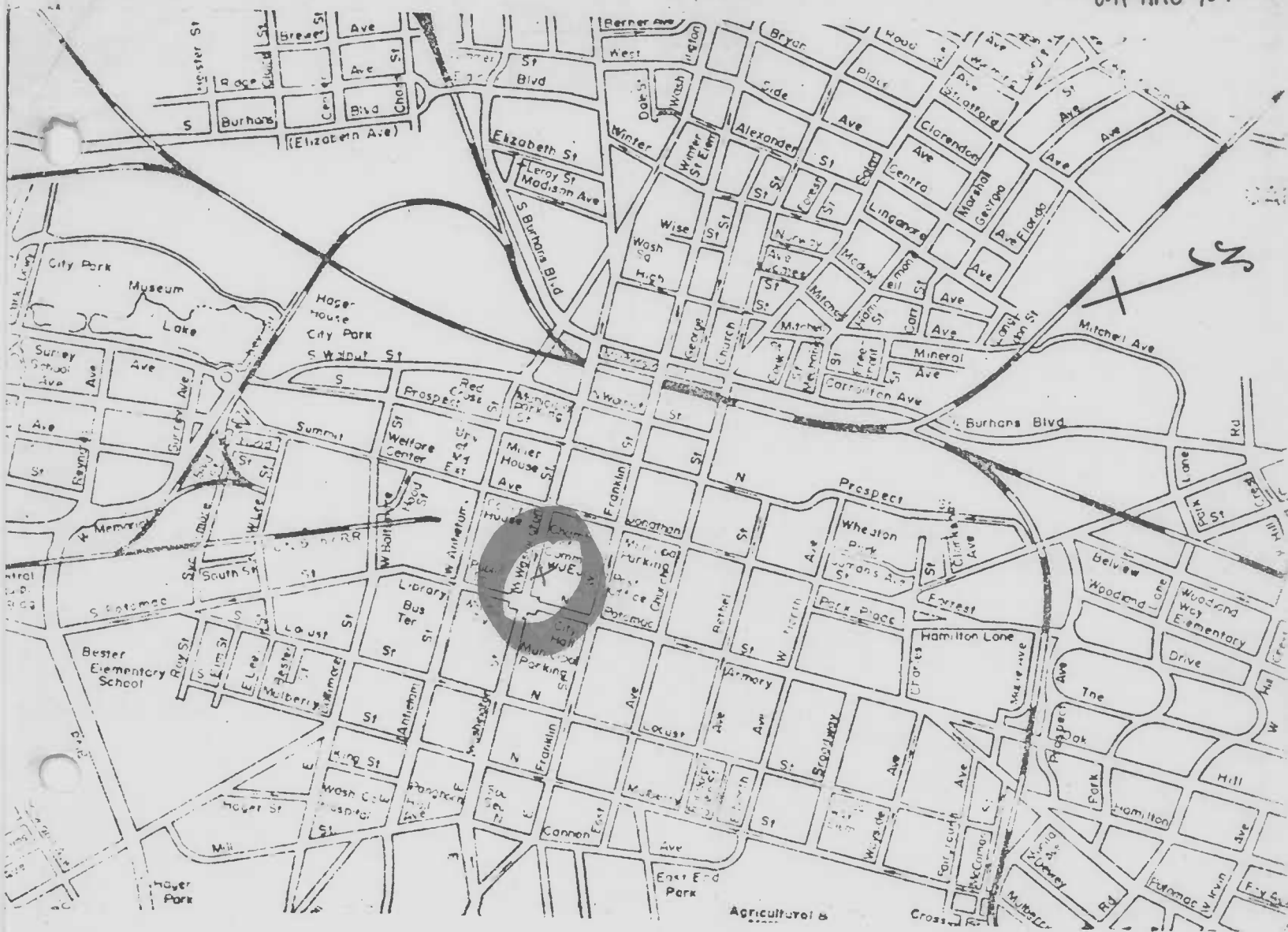
SCALE 1" = 20'

ASSUMES 80% OF EXT. DIMENSION AS SHOWN ABOVE

TOTAL SQ. FTG. EXCLUDING ALL BASEMENT AREAS = 57,600 + 6,000 SQ. FT. OPEN AREA



WA-NAG-107



SITE: 32-48 West Washington Street
Hagerstown
Washington County, Maryland

map: City of Hagerstown,
Washington County, Md.
City Engineering Dept.
July, 1970
scale 1"=1200'



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32-48 West Washington Street
Hagerstown
Washington Co., Md.

SW view

August 1975

RONALD L. ANDREWS